DIRECTORS' MEETING MONDAY, APRIL 3, 2006

I. MAYOR

- *1. NEWS RELEASE City Uses Corn-Based Product to Fight Ice on Streets. (See Release)
- *2. Letter to Dr. Susan Gourley, Superintendent of Lincoln Public Schools, from Mayor Seng RE: Arnold Elementary Land Acquisition Proposal. (See Letter)
- *3. NEWS RELEASE Announcing New Community Volunteer Campaign by Mayor Seng and Volunteer Partners. (See Release)
- *4. NEWS RELEASE Volunteer-A-Thon Seeks Pledges of Hours and Funds. (See Release)
- *5. City of Lincoln Snow Emergency in Effect for Monday, March 20, 2006. (See Report)
- *6. City of Lincoln Snow Emergency Remains in Effect for Monday, March 20, 2006. (See Report)
- *7. City of Lincoln Snow Emergency Remains in Effect for Tuesday, March 21, 2006. (See Report)
- *8. City of Lincoln Snow Emergency Lifted: Residential Plowing to Begin. (See Report)
- *9. City of Lincoln Residential Snow Plowing Continues: No Parking Bans in Effect. (See Report)
- *10. Washington Report, March 17, 2006. (See Attachment)
- 11. NEWS ADVISORY Mayor Seng Announcement of Relocation Plans for Fire Station #11. (See News Advisory)
- 12. NEWS RELEASE Relocation of Fire Station #11 will Better Serve Arnold Heights Neighborhood and Businesses. (See Release)
- 13. NEWS RELEASE Residents Asked to Report Potholes and Other Street Problems. (See Release)
- 14. NEWS RELEASE Mayor's Town Hall Set for April 11, 2006. (See Release)

II. DIRECTORS

CITY ATTORNEY

- *1. Email from Lindsey Hinkins RE: Billboard on 27th and Superior Streets. (See Email)
- *2. Response letter to Lindsey Hinkins from City Attorney, Dana W. Roper. (See Letter)

FINANCE/ CITY TREASURER

*1. Monthly City Cash Report. (See Report)

HEALTH DEPARTMENT

- *1. Department Report, February, 2006. (See Attachment)
- *2. Physician Advisory, "Hepatitis A", from Bruce Dart, Ph.D. and Health Director. (See Report)

PARKS AND RECREATION DEPARTMENT

- 1. Letter to Wendy Birdsall, Chamber of Commerce, RE: Proposed South Beltway Linear Park (See Letter)
- 2. Letter to Mayor Coleen Seng RE: Communications Towers on Park Land. (See Letter)

PLANNING COMMISSION FINAL ACTION

- *1. Special Permit No. 1771A (Soil Extraction 84th and Adams Streets). Resolution No. PC-00982. (See Attachment)
- *2. Special Permit No. 06010 (Outdoor Recreational Facility North 9th Street and Barber Avenue). Resolution No. PC-00983. (See Attachment)
- *3. Preliminary Plat No. 06002 Schworer Addition (North 33rd and Superior Streets). Resolution No. PC-00985. (See Attachment)
- *4. Special Permit No. 06001, Grand Terrace Community Unit Plan (South 84th Street and Highway 2). Resolution No. PC-00984. (See Attachment)

PUBLIC WORKS

- *1. Open House Advisory, RE: Nebraska Highway 2, Van Dorn to 59th Street. (NDOR Project); 14th and Highway 2 Intersection (City Project 701908); and 14th and Warlick Intersection (NDOR Project). (See Advisory)
- 2. Memo RE: Ordinance 06-33, Price Adjustments, Merrell Brothers, Inc., Contract. (See Memo)
- 3. Advisory, RE: Storm Sewer Project #701683R, Washington; 16th 17th; 17th "A"-Garfield. (See Advisory)
- 4. Letter to Greg Leber RE: 2006 Asphaltic Concrete Mix Design Verification Testing. (See Letter)
- 5. Advisory, RE: Water Distribution Main; Fletcher & Highway 34; 14th to Northwest 12th; Project #803202, 803203, 803204. (See Advisory)
- 6. City of Lincoln Partial Plan Location Map for Projects 803202, 803203 and 80304. (See Map)

III. CITY CLERK

IV. COUNCIL REQUESTS/CORRESPONDENCE

JON CAMP

1. Email RE: Desco Development Use Permit 40th and Yankee Hill. (See Email)

KEN SVOBODA

1. Article on Local Impact of Home Building in Typical Metropolitan Area. (See Article)

V. MISCELLANEOUS

*1. Email from Linda Halvorsen RE: Opposed to another Wal-Mart Store. (See Email).

- *2. Email from Rod and Nancy Johnson RE: Opposition to more Keno or any other gambling. (See Email)
- *3. Email from Barbara Gaskell RE: Opposed to expansion of Keno. (See Email)
- *4. Email from Terra Gibson RE: Install stop light at 27th and Wildcat. (See Email)
- *5. Email from Ginny Wright RE: Opposed to another Wal-Mart Store. (See Email)
- *6. Email from Ginny Wright RE: Wal-Mart reference to article "Everyday Low Vices". (See Email).
- *7. Email from Darlene Moore RE: Vote no to expansion of Keno in Lincoln. (See Email)
- *8. Email from Donna Justsen RE: Keep Star Ship Theatre. (See Email)
- *9. Email from Rick Wallace RE: CDR Secures New Market Tax Credits. (See Email)
- 10. Letter from The American Council of the Blind in Nebraska, and Material. (See Letter and Material on File in Council Office)
- 11. Email from Katherine RE: Party Houses. (See Email)
- 12. Email from John Weddel RE: Party Houses. (See Email)
- 13. Letter from the Lincoln Airport Authority RE: Resolution to Advance Redevelopment of Northwest 48th Street Between I-80 and Highway 34. (See Letter)
- 14. Letter from Danny Walker RE: Disorderly Houses. (See Letter)
- 15. Email from Mary Roseberry-Brown, President-Friends of Wilderness Park RE: Proposed Sewage Treatment Plant Sites. (See Email)

VI. ADJOURNMENT

*Held Over from March 27, 2006

W:\FILES\CITYCOUN\WP\DA040306.wpd

NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: March 29, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Coleen J. Seng will announce plans for the relocation of Fire Station #11 at a news conference at **10 a.m. Thursday, March 30** at the station, **3401 N.W. Luke.** The Mayor also will announce plans for the next Town Hall meeting and discuss pothole repair.

To reach Fire Station #11 from West "O" Street, take N.W. 48th Street north to West Mathis and then turn east. Turn north on N.W. 38th Street to N.W. Luke. Turn east on N.W. Luke and then take a quick right, which will take you to the parking lot south of the Fire Station. The entrance is on the west side of the building.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: March 30, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Chief Mike Spadt, Lincoln Fire and Rescue, 441-7363

RELOCATION OF FIRE STATION #11 WILL BETTER SERVE ARNOLD HEIGHTS NEIGHBORHOOD AND BUSINESSES

Mayor Coleen J. Seng today announced plans to relocate Fire Station #11 to better serve the Arnold Heights neighborhood and business industrial park in northwest Lincoln. The move from inside the Lincoln Airport security fence at 3401 N.W. Luke to N.W. 46th and West Mathis streets will reduce response times by two to three minutes. The Lincoln Airport Authority has encouraged the relocation of the fire station to outside of the secured fence.

"Because the station is on airport property, crews must pass through fenced security check points when responding," said Mayor Seng. "By moving the station just a few blocks, response times will improve, and the neighborhood and business areas will be better protected. Lincoln Fire and Rescue and the Lincoln Airport Authority worked cooperatively to relocate the Fire Station outside the fence."

Fire Station #11 was originally located on the airport runway tarmac because it previously provided crash and fire rescue service at the airport. The federal government took over that responsibility about seven years ago, and the Air National Guard now provides the airport with fire protection. The new location at N.W. 46th and West Mathis streets also is owned by the Airport Authority, which will construct a new fire facility at the site. Lincoln Fire and Rescue plans to enter into a long-term lease agreement for the property. No additional personnel or equipment will be needed for the new facility.

"The Arnold Heights area is growing," said Mayor Seng. "With the increased number of homes and the airport having federal fire protection, this relocation closer to the residential area increases safety and makes long-term financial sense."

"Our goal all along has been to provide shorter response times to Arnold Heights residents," said Fire Chief Mike Spadt. "This plan accomplishes that in a economical way for the City."

A timeline for moving the station would be developed following City Council approval of the proposal.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: March 30, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Karl Fredrickson, Public Works/Utilities Director, 441-7548

RESIDENTS ASKED TO REPORT POTHOLES AND OTHER STREET PROBLEMS

About 4.5 miles of residential streets to be rehabilitated

City Mayor Coleen J. Seng and the City Public Works and Utilities Department encourage citizens to report potholes that need to be repaired. Potholes are created when water seeps into cracks in the pavement, freezes and expands. Recent snowfall has increased soil moisture and could contribute to new pothole formation on City streets.

"We had a mild winter, but there are still potholes that need to be repaired," said Mayor Seng. "We want to keep our streets in good condition, so when you see a pothole, please report it so the City can get it repaired." The City's goal is to have potholes repaired within 24 hours of when they are reported.

Citizens can report potholes and other street problems in three ways:

- Call the Pothole Hotline at 441-7646.
- Use the online, interactive "ACTION" (Acting with Citizens to Improve our Neighborhoods) system available on the City Web site. The system is available at **lincoln.ne.gov** (click on "City Service Requests" on the home page or use the keyword ACTION). This form also may be used to report stormwater, snow and ice problems.
- For emergency street problems that need immediate attention, call Public Works at 441-7701.

"This is the first year we have the ACTION system in service to give citizens another way to report potholes," said Mayor Seng. "The ACTION system allows residents to report potholes 24 hours a day and to track the resolution of their requests."

Typically, Public Works repairs about 13,000 potholes every year, using about 650 tons of patching material. Public Works officials say there may be fewer potholes this year due to the mild winter.

Potholes March 30, 2006 Page Two

Mayor Seng urged motorists to drive carefully in those areas where crews are making street repairs. Seng said this construction season, the Public Works and Utilities Department will rehabilitate about 4.5 miles of residential streets. The project areas include:

- South 30th from Randolph to Mohawk
- "D" Street from South 33rd to South 37th
- "U" Street from North 28th to North 33rd
- North 53rd Street from Orchard to "X"Street
- North 52nd from Adams to Madison
- Greenwood Street from North 48th to North 56th
- North 51st Street from Adams to Madison
- Lake Street from 13th to 17th
- South 23rd from Lake to Park
- South 29th Street from Jackson to Calvert
- Otoe Street from South 14th to South 16th
- Puritan Avenue from Stratford to Winthrop
- Mohawk Street from South 40th to South 44th
- South 30th Street from South to Franklin
- North 41st Street from "X" to Holdrege
- Valley Road from 48th to Fall Creek

For more information on street rehabilitation projects, contact the Engineering Services Division at 441-7711.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: March 30, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

MAYOR'S TOWN HALL SET FOR APRIL 11

Mayor Coleen J. Seng invites the public to a Town Hall meeting scheduled for Tuesday evening, April 11 at the Cornhusker Marriott, 333 South 13th Street. A reception will begin at 5:30 p.m. in the Lancaster Room in the lower portion of the Conference Center, and the Town Hall meeting is scheduled for 6 to 7 p.m. During the reception, City departments will be present with displays and handouts on current projects and programs.

"This is an important opportunity for residents to hear information about City services and the many projects under way in our community," said Mayor Seng. "The Town Hall provides a venue for citizens and City officials to talk about their ideas and concerns."

At 6 p.m., the Mayor will make brief remarks and introduce representatives of the City departments. From 6 to 7 p.m. Mayor Seng will host a question-and-answer session between citizens and City officials.

The City's government access channel, 5 CITY-TV, will tape the 6 to 7 p.m. portion of the meeting to be aired at later dates on cable channel 5.

Wendy Birdsall Executive Vice President Lincoln Chamber of Commerce 1135 "M" Street, Suite 200 Lincoln, NE 68508

Re: Proposed South Beltway Linear Park

Dear Ms. Birdsall:

As you know, the Lincoln City Council recently approved placing a general obligation bond on the ballot of the May 9th primary election for purchase of about 131 acres of land along the north side of the South Beltway for a linear park. In the future, this land would be used to develop a commuter/recreation trail, park activity areas, and natural areas. The purpose of this letter is to encourage the Lincoln Chamber of Commerce to endorse passage of the bond proposal.

The South Beltway linear park is identified in the Lincoln/Lancaster County Comprehensive Plan that serves as the blueprint for continuing "smart growth" of our community. Parks and trails contribute to the quality of life enjoyed by Lincoln and Lancaster County residents. We believe that quality parks and trail, in combination with an enviable public school system, contribute to retention and recruitment of employers in our community. We also believe that parks and trails are an infrastructure element of continuing to build a quality community.

We encourage the Lincoln Chamber of Commerce to recognize the importance of the South Beltway linear park, and to endorse passage of the bond issue. Thank you for your consideration.

Sincerely,

Sue Quambusch, Chair Parks & Recreation Advisory Board

cc: Mayor Coleen Seng Lincoln City Council members March 28, 2006

Mayor Coleen J Seng City of Lincoln 555 So. 10th Street Lincoln, NE 68508

Re: Communications Towers on Park Land

Dear Mayor Seng:

Over the past several months, the Parks & Recreation Advisory Board has reviewed five proposals to place communications towers and associated mechanical equipment on public park land. The Board supports the policy of directing communications first to publicly owned property where feasible. This has allowed the proposals to be shaped to minimize the possible negative aesthetic impacts on the visual character of our community, and aided in clustering antennas to reduce the number of new towers.

The Parks & Recreation Advisory Board continues to have some concerns that we'd like to bring to your attention:

- 1. It is the Board's understanding that revenue generated from communications tower leases was initially directed to funding a position within the City Law Department to negotiate lease agreements for communications towers on public property. The board would like to recommend that revenue from communications towers on park land beyond that needed to support the Law Department position be directed to the Parks & Recreation Department budget. This funding would offset the direct costs in reviewing and negotiating proposals to place communications towers in parks, and help to offset increasing costs for maintenance of our valued public parks.
- The Board recommends that a percentage of revenue generated from communications towers on golf courses be directed to the Golf Enterprise Fund to offset increasing maintenance costs.
- 3. The Board continues to have a concern regarding the long-term implications of City ownership of communications towers. It seems likely that technology will continue to evolve and that the antennas and associated towers will become obsolete. The Board encourages development of a policy regarding abandonment and demolition of communications towers.

Specifically, the Board recommends consideration of including a provision in future contracts requiring the last provider to abandon use of a tower to fund demolition, and/or directing a portion of lease proceeds to a fund for future demolition of towers.

Thank you for your consideration.

Sincerely,

Sue Quambusch, Chair Parks & Recreation Advisory Board

cc: Lincoln City Council members

Memo

To:

Lincoln City Council

From:

Steve Masters, Public Works & Utilitie

CC:

Dana Roper, Steve Huggenberger, Karl Fredrickson, Vince Mejer

Date:

March 29, 2006

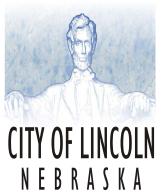
Subject:

Ordinance 06-33-Price Adjustments-- Merrell Bros. Inc Contract.

The following information is offered to clarify Chairman Svoboda's question raised at the March 27, City Council, regarding price adjustments. The contract provides that the contractor may receive adjustments by the following:

- Changes in price may be requested annually on the anniversary date of the contract.
- Bid prices will be evaluated for adjustment utilizing the Kansas City Consumer Price Index for Urban Waste Earners and Clerical Workers as obtained from the Region VII United States Department of Labor.
- A formula for adjustment is provided within the contract.
- Upon agreement by Purchasing & Law, that an adjustment is valid, the Mayor is authorized to sign amendments in price in accord with the proposed ordinance.
- The contract will run until November 2010.

Please let me know if you have further questions about this ordinance or the contract.



PUBLIC WORKS & UTILITIES CITY OF LINCOLN ADVISORY MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

March 24, 2006

Storm Sewer Project #701683R Washington; 16th - 17th 17th; "A" - Garfield

The City of Lincoln has awarded K2 Construction of Lincoln, Nebraska a contract for construction of the storm sewer from 16th and Washington to 17th and Washington, Phase 1. Phase 2 is the construction of storm sewer in 17th Street from "A" to Garfield (east). These projects will replace the current storm sewer with new pipe and inlets.

Phase 1:

Last fall K2 had started the project in Washington and stopped for the winter just west of the intersection of 17th Street. The placement of the pipe across 17th Street will be bored with minimal restriction to traffic. The anticipated starting date will be approximately two weeks after the work in South 17th Street starts.

Phase 2:

This area will be restricted to one lane of traffic after peak hours (8:30 AM) starting Tuesday, March 28, 2006. Two traffic lanes will be opened for traffic during peak hours in the AM. The work will include new storm sewer pipe being placed in the east thru lane. .

As the construction crew moves through the project, the roadway or traffic lanes will be closed and trenches will be dug in the street. Areas of work will have temporary no parking signs placed ahead of construction for staging areas of equipment and material. Completion of the work will include concrete and asphalt of the trench in the roadway.

The City is aware of inconveniences during construction concerning parking and possibly loss of service (utility/water, etc.). Please be patient and we will rectify the situation as quickly as possible.

If you have problems or questions during the construction period, please contact Tom Rogge with K2 Construction at (402) 770-5728 or the City of Lincoln Project Manager.

Charlie Wilcox, Project Manager City of Lincoln, Engineering Services 531 Westgate Boulevard, Suite 100

Phone: (402) 441-7532 Cell: (402) 440-6067 cwilcox@lincoln.ne.gov Tom Rogge **K2** Construction

Office Phone: (402) 467-2355

Cell: (402) 770-5728

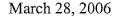
701683R Adv CDW 2 tdq.wpd



CITY OF LINCOLN

MAYOR COLEEN J. SENG lincoln.ne.gov

Engineering Services
Public Works and Utilities Department
Karl Fredrickson, Director
531 Westgate Blvd.
Suite 100
Lincoln, Nebraska 68528
402-441-7711
fax: 402-441-6576



Mr. Greg Leber Constructors, Inc. P.O. Box 80268 Lincoln, NE 68501-0268

Re: 2006 Asphaltic Concrete Mix Design Verification Testing

Dear Greg,

Enclosed with this letter is a summary of City of Lincoln verification testing of the Asphaltic Concrete mix designs submitted by your company as proposed Non-Arterial Mix and Arterial Mix for use in City projects in the 2006 construction season. The mix designs are identified as 2006-01 and 2006-02 respectively.

The test results compared very well between the two labs. However, VFA and air voids calculated from City Lab testing indicate the target AC is about 0.5% low for both mix designs. This is also evidenced by the dry appearance of the gyratory pucks. I propose that the target AC be raised by 0.2% for both mixes to 6.4% for Non-Arterial and 5.6% for Arterial. These targets and/or the aggregate blend proportions can then be adjusted if indicated by plant sample testing.

If this is agreeable to you, permission is granted to use these adjusted mix designs on City projects.

If you have questions, please contact me at 441-7714.

Sincerely,

Dan Hassler, Testing Lab Supervisor City of Lincoln Engineering Services

531 Westgate Blvd., Suite 100

Lincoln, Ne. 68528

cc (without attachments)

R. Figard

M. Rosso

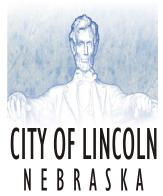
T. Shafer

B. Sweney

H. Lionberger

S. Faust





PUBLIC WORKS & UTILITIES ADVISORY MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

March 30, 2006

Water Distribution Main Fletcher and Highway 34; 14th to Northwest 12th Project #803202, 803203, 803204

Starting the first week of April, Pavers Inc., a private contractor working for the City of Lincoln and the Lincoln Water Department, will be installing a water distribution main on the north side of Fletcher from 14th to Northwest 1st, and the north side of Highway 34 from Northwest 1st to Northwest 12th Street, and south from Highway 34 to Fletcher Avenue on the west side of the Highlands.

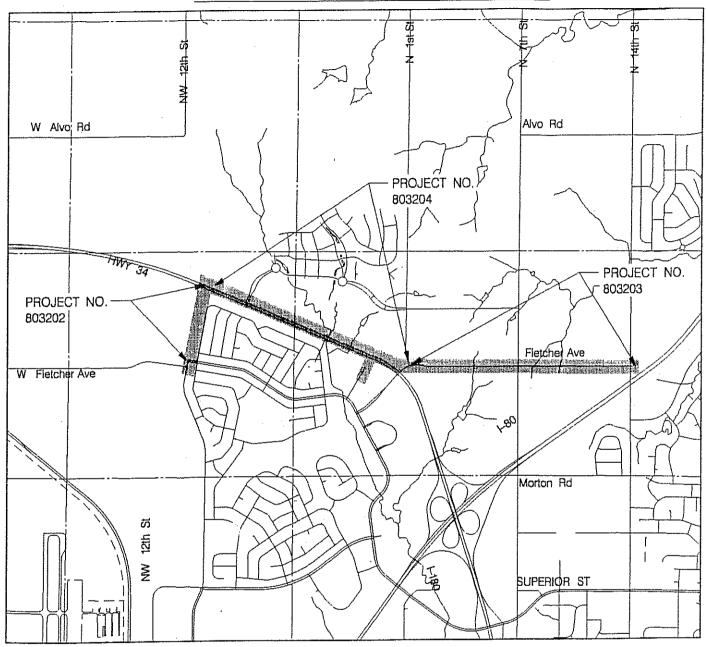
Fletcher Avenue will be closed from Northwest 1st Street to 7th Street and then from 7th Street to 14th Street in phases. There will be access for local traffic only while they are working in these areas. The work on Highway 34 will be behind the shoulder with only minor lane closures. The water main project is expected to be complete by September 15, 2006.

If you have any questions or concerns during construction, please contact Brian with Pavers Inc. at (402) 450-0868 or Pavers Inc. at (402) 786-5900.

City of Lincoln, Public Works and Utilities Warren Wondercheck, Project Manager Phone: (402) 540-2750 or (402) 441-7014 Email: wwondercheck@lincoln.ne.gov

803202, 803203, 803204 Adv WLW tdq.wpd

CITY OF LINCOLN PARTIAL PLAN



LOCATION MAP



To tgrammer@lincoln.ne.gov

СС

bcc

Subject Fwd: Desco development use permit 40th & Yankee Hill

Tammy:

Please share with my colleagues.

Jon

Jon Camp Lincoln City Council City Council Office: 441-8793

----Original Message-----

From: Charles & Kourtney Hullett <chullett@inebraska.com>

To: kent@sk-law.com; danay@sk-law.com

Cc: jcamp@lincoln.ne.gov

Sent: Tue, 28 Mar 2006 23:41:00 -0600

Subject: Desco development use permit 40th & Yankee Hill

Dear Mr. Seacrest and Ms. Kalkowski:

I will be unable to attend the informational meeting on Wednesday, March 29 at the Horizons Community Church due to a schedule conflict. As my property is just six lots from the edge of the proposed development, I am very interested in the content of this meeting. I purchased this property in June of 2005 but I have lived in Lincoln since 1982.

I will admit that I am thilled if indeed a Super Target is to be located in south Lincoln. I think that other retailers and restaurants would benefit from a south location (like Outback and Best Buy). However, I feel that it is inappropriate for a big-box retailer to locate on South 40th Street when so much significant retail development is already present on South 27th and South 14th Street. I understand that the property is zoned B-2 but I object to the use of the property in this manner.

I fear that the location of a big-box retailer at 40th and Yankee Hill will result in location of additional retail and restaurant properties in the land south of the proposed location, currently zoned as agricultural. I have seen the commercial sprawl develop adjacent to the Wal-Mart and Menard's at 87th and Highway 2. Along with the increase in light pollution, noise and traffic I expect traffic congestion. As there is no light at 40th and San Mateo Lane, I expect turning left to go to work and drop off my children at school will likely become a source of increasing frustration.

In looking at the development along South 40th, I had anticipated a collection of strip malls for this area; with specialty retailers like clothiers and food, but not a big-box retailer. To me it seems inapprpriate for the area. It faces a golf course-how many Super Targets have you ever visited that face a golf course?

Perhaps I am worrying for no good reason, but I would appreciate some assurances from all controlling interests that these concerns are unfounded.

Thanks for giving me an opportunity to provide some input, even at this date.

Sincerely,

Charles Hullett

From: Ken Svoluda

AECEIVEL

MAR 27 2006

The Local Impact of Home Building in a Typical Metropolitan Area

CITY COUNCIL OFFICE

According to a report prepared by the Housing Policy Department last October, the impacts of building 100 single family homes in a typical US city include:

- \$16 million in local income
- \$1.8 million in taxes and other revenue for local governments and
- 284 local jobs.

These are *local impacts*, representing income and jobs for residents of the typical U.S. city which includes taxes and direct and indirect impact of the construction activity itself and the impact of local residents who earn money from the construction activity spending part of it within the local area.

The annual recurring impact of building 100 single family homes includes:

- \$3.2 million in local income
- \$648,000 in taxes and other revenue for local governments and
- 63 local jobs.

These are ongoing, annual local impacts that result from

the new homes being occupied and the occupants paying taxes and participating in the economy.

So, the *loss of* construction of *300* new homes in Lincoln, cost the city *last year*.

- \$48 million in local income
- \$5.4 million in taxes and other revenue that year
- 852 local jobs

Every year after that, the loss of those 300 new homes will cost the city:

- \$9.6 million in local income
- \$1,944,000 in taxes and other revenue for the city
- 189 local jobs.

Prepared, in part, by the Housing Policy Department October 2005 National Association of Home Builders

American Council of the Blind of Nebraska

P.O. Box 94953 Lincoln, NE 68509

March 27, 2006

Hon. Colleen Seng, Mayor City/County Building 555 S 10th St Lincoln, NE 68508 AECETVES
MAR 28 2001
GITY COUNCIL
OFFICE

RE: 48th and O Street Construction

Dear Mayor Seng:

We are taking this opportunity to respond to the letter from Jeffrey Altman to the mayor's office under date of February 27, pertaining to the street widening project at 48th and O Streets.

At the outset, please take notice of the fact that Mr. Altman, as its vice-President, may be authorized to speak on behalf of the members of the National Federation of the Blind of Nebraska (NFB-N), but is not authorized to speak on behalf of the membership of the American Council of the Blind of Nebraska (ACBN) or the great majority of blind and visually impaired residents of Lincoln, who are not affiliated with any blind consumers organization.

For your further information, the ACB is a nationwide consumer organization consisting of approximately seventy state and professional affiliates dedicated to promoting the social, vocational, educational and economic betterment of the visually impaired. This includes, but is not limited to, securing the installation of detectable warnings (truncated domes) and appropriate accessible audible pedestrian signals (APS) at potentially hazardous intersections.

We read Mr. Altman's letter with both amusement and amazement due to the fact that, since becoming a Nebraska resident approximately 15 years ago, he has fought against the installation of safety equipment at dangerous intersections on the ground that a blind person using a long white cane is competent to cross any intersection without difficulty. As recently as the meetings at the Cornhusker Hotel relative to the planning for the downtown redevelopment, a representative of the ACBN suggested that the plans should include installation of Audible Pedestrian Signals. Mr. Altman stated, unequivocally, that the blind do not need such safety devices. Now, however, he suggests that the city construct a tunnel or bridge for the safety of blind persons attempting to cross the 48th

and O Street area. We submit that such construction would be very expensive and unnecessary.

We respectfully submit that the installation of detectable warnings (truncated domes) at curb cuts and accessible audible signals at dangerous intersections—such as 48th and O will be very effective in enabling blind and visually impaired residents to travel the city's streets and intersections with safety and self confidence.

The city has begun to install detectable warnings at curb cuts as decreed by the federal court in Barden v. Sacramento, Ninth Circuit Court, (2002), but appears to be dragging its feet as far as the installation of audible pedestrian signals is concerned; although such installation is prescribed by Section 504 of the Rehabilitation Act and the Americans with Disabilities Act passed by Congress and signed into law by President Bush in 1990.

You will recall that, approximately ten years ago while you were a member of the City Council, the ACBN, with the assistance of the Telephone Pioneers organization, secured the installation of an audible pedestrian signal at the intersection of 11th and O Streets. It was eventually removed by order of Mayor Johanns on the alleged grounds that it was too noisy and that the NFB did not want it. Since then, audible signals have been greatly improved in that they are functional only during the period of time a blind person is passing through the intersection and only then if he/she activates the signal. Obviously, NFB members are free to or not to use the signal as they see fit. The NFB cannot, however, dictate the installation or non- installation of such signals since they are mandated by the federal Americans with Disabilities Act.

It goes without saying that the installation of audible pedestrian signals will involve some expense to the city (which could possibly be covered, in part, by a grant from the Federal Highway Administration), but would not be as expensive as the erection of a bridge or tunnel as suggested by Mr. Altman and the NFB. Neither would it be as expensive as the payment of a judgement should a blind or visually impaired person be killed while attempting to cross at an unmarked intersection left unprotected by the negligence of the city.

Enclosed herewith for your review are documents pertaining to the need for installation of detectable warnings and audible pedestrian signals:

"Pedestrian Safety Fact Sheet", Charles Crawford, Executive Director Retired, American Council of the Blind, Washington, D.C.

"Audible Pedestrian Signals Required By Section 504 of the Rehabilitation Act and the "Americans With Disabilities Act", Charles Crawford, Executive Director Retired, American Council of the Blind, Washington, D.C.

"Detectable Warnings (Truncaded domes)", Barden v. Sacramento, Ninth Circuit Court (2002);

"The Navigator" one of many styles available in the United States), produced and distributed by Polara Engineering;

"Accessible Pedestrian Signals, Accessible Design for the Blind", Billie Bentzen, Ph.D., Lee S. Tabor, Berlin, Massachusetts contracted with the US Access Board.

Various styles of audible pedestrian signals and detectable warnings at curb cuts and other devices for the purpose of assisting the blind in independent travel have been used for many years in such nations as Austria, Austrailia, Japan, New Zealand, Spain, Sweden and many cities throughout the United States with great success. The ACBN hopes the mayor and the members of the City Council will recognize their responsibility under the ADA, to authorize the installation of audible pedestrian signals and detectable warnings at obviously dangerous intersections throughout the city.

Thank you for your attention to this letter, and we will be looking forward to hearing from each of you in the very near future.

Yours truly,

ACB of Nebraska

Mary Susan Orester President

Cc: John Camp
Jonathan Cook
Robin Eshlemann
Dan Marvin
Annette McCroy
Pat Newman
Ken Syoboda

Tammy J Grammer/Notes

To HIKERSRUN@aol.com

03/28/2006 02:42 PM

cc bcc

Subject Re: party houses

Dear Katherine: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer City Council Office 555 South 10th Street Lincoln, NE 68508 Phone: 402-441-6867

Fax: 402-441-6533

e-mail: tgrammer@lincoln.ne.gov

HIKERSRUN@aol.com



HIKERSRUN@aol.com

03/28/2006 11:27 AM

To council@lincoln.ne.gov

СС

Subject party houses

Please crack down on the parties and the numbers it brings into the north bottoms. I do realize there are more neighborhoods who have this same problem, but citizens of lincoln need to let these college kids know, we are tired of it. A big fine, plus Spend Thursday- Sunday afternoon in jail. One time. [Party nites are Thurs nites to Sat nites]. Then maybe 6 months of cleaning up a neighborhood Thurs- Sun nites after the parties. Make it really inconvenient for them. Consistency works. Make the six months all of football season. August-Jan. It is not inhumane of a sentence, but will get its point across. Maybe more than one neighborhood at a time will get cleaned up. Thanks for listening. Katherine.

Tammy J Grammer/Notes

To John Weddel < jweddel 2001@yahoo.com>

03/29/2006 08:09 AM

cc bcc

Subject Re: disorderly households

Dear John Weddel: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer City Council Office 555 South 10th Street Lincoln, NE 68508 Phone: 402-441-6867

Fax: 402-441-6533 e-mail: tgrammer@lincoln.ne.gov

John Weddel < iweddel 2001@yahoo.com>



John Weddel <jweddel2001@yahoo.com> 03/28/2006 05:11 PM

To council@lincoln.ne.gov

CC

Subject disorderly households

I have lived in my home on South 44th street for over twenty years now. My neighbors and I enjoyed a nice neighborhood until three 4-bedroom duplexes were crammed into the lot across the street from my house.

Since they have been built, our neighborhood has wittnessed a sad and sometimes scary change. Ususally the offenders are college age individuals and most (judging by the license plates on their cars) are from other towns/cities.

We have seen the following:

Loud parties that go into the wee hours; with a few having over 100 people and minors present. A shooting.

A suicide.

Trash in our yards.

Cars parked over our driveways... and even IN our driveways.

Vandalism to your homes

Public urination in our yards.

Trespassing in our yards and garages.

A person shooting arrows into our yards! with a cross-bow.

Harassment

A fire at one of the duplexes set by a tenant.

Illegal fireworks

Fights and arguments at all hours of the night.

My list could go on and on, but you get the picture. Lincoln has a serious problem with disorderly houses and alcohol. I honestly don't feel safe in my front yard for fear of harassment by the renters who wish to retaliate for having been turned in to the police. I can no longer put up my elaborate Holiday display for fear of stealing and vandalism. Why should those who behave in a civil manor be put in such a horrible situation?

I totally agree that there should be an increase in fines for these "disorderly households." But, until the landlords are made to be responsible, too, for what takes place on their property, I fear the fines won't help that much.

I hav! e tried to reach some of the landlords after there has been out of control behavior at their property. I have reached and answering maching many times with no response. Some that I have reached don't care as long as they get their rent check. If I am to be held accountable for what happens on my property, then landlords need to be treated exactly the same.

Please consider making, not only the renters, but the landlords liable for "disorderly households."

Thank you for your time. John Weddel 205 South 44th St. Lincoln, NE 68510

New Yahoo! Messenger with Voice. Call regular phones from your PC and save big.



Lincoln Airport Authority

www.lincolnairport.com

March 28, 2006

Mayor Coleen Seng City of Lincoln County-City Building 555 South 10th Lincoln, NE 68508

MAR 29 2006 CITY COUNCIL OFFICE

Dear Mayor Seng:

Three weeks ago Airport Authority Board Chairman John Hoppe, Jr. sent you a letter encouraging the City to advance the redevelopment of Northwest 48th Street between Interstate 80 and Highway 34 higher on the City's Capital Improvement Program's list of projects.

At its regular meeting today the Airport Authority Board unanimously passed a Resolution to the same affect. A copy of Resolution No. 465 is enclosed for your reference. The Board would appreciate every consideration the City can give to advancing this project.

If there are any questions please do not hesitate to call.

Sincerely,

AIRPORT AUTHORITY

John Wood

Executive Director

JW/lb

Enc.

ce: Lincoln Airport Authority Board Lincoln City Council

TESSECTION NO. 403	RESOLUTION NO.	465
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A RESOLUTION ENCOURAGING THE CITY OF LINCOLN TO INCLUDE THE RECONSTRUCTION AND WIDENING OF NORTHWEST 48TH STREET IN THE 2006-2012 CAPITAL IMPROVEMENT PROGRAM AND TO PROCEED WITH CONSTRUCTION OF SAID STREET AS SOON AS PRACTICABLE.

I.

The Airport Authority has awarded a bid for the construction of the first building in the Lincoln Air Park Rail Center, a portion of Lincoln Air Park West, which is serviced by Northwest 48th Street.

II.

The successful development of the Lincoln Air Park Rail Center and the redevelopment of Lincoln Air Park West in general will attract new employers to Lincoln and will be a catalyst for economic expansion and resultant job growth in Air Park West and Northwest Lincoln in particular, and the community in general.

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Residential development is also occurring along Northwest 48th Street and the School District of the City of Lincoln is anticipating the construction of an elementary school on the west side of Northwest 48th Street to serve the area, all of which will increase traffic on Northwest 48th Street.

IV.

Northwest 48th Street is currently exceeding its designed capacity and is projected in the City of Lincoln, Lancaster County, Comprehensive Plan, to be expanded and improved as a principal arterial with four lanes and center turn lane from Highway 34 to Interstate 80.

V.

In order to make development of the Lincoln Air Park Rail Center and Lincoln Air Park West a long-term success, the Airport Authority believes that the City needs to commit to the reconstruction of Northwest 48th Street to provide the type of arterial roadway called for in the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Airport Authority of the City of Lincoln:

That the Mayor and City Council of the City of Lincoln are hereby requested and encouraged to include the expansion, widening, and reconstruction of Northwest 48th Street in

the 2006-2012 Capital Improvement Program and to thereafter appropriate funds for the reconstruction of Northwest 48th Street to serve the industrial and residential growth in Air Park West as soon as practicable.

BE IT FURTHER RESOLVED, that the Executive Director is authorized and directed to transmit copies of this Resolution to the City Clerk of the City of Lincoln and to the Office of the Mayor.

PASSED AND APPROVED on this 28 day of March, 2006.

ATTEST:

Secretary

Chairman

15

City Council Members Lincoln, Nebraska March 28, 2006

MAR 2.9 200: CITY COUNCIL

SUBJECT: DISORDERLY HOUSE

Lincoln Municipal Code 9.20 (Offenses Against Public Peace)

Dear Council Members:

It seem that what we currently have is not working due in part to lack of enforcement by the Lincoln Police Department and the administration of the City of Lincoln (past and present). In fact the problems have been handled in a very lax manner.

All one has to do is look at the situation that has been allowing to fester in the Historic neighborhood known as the North Bottoms. Now the problem is beginning to spread citywide.

Unfortunately, it has practically taken the destruction of a neighborhood (North Bottoms) before someone decides to do something. It would seem that someone is intentionally trying to destroy this neighborhood as the University Of Nebraska began to do to this area years ago. In addition, ball parks and event centers afford absolutely no benefits to an adjacent residential neighborhood. In fact, such facilities are a major detriment to adjacent residential neighborhoods unless someone wants to turn the residential properties into a Business and Industrial area.

Keep in mind; the ACTUAL property owner of the disorderly house and or living quarters is just as guilty as the occupant of said property.

Please vote in favor of proposed changes and additions and consider this as the FIRST step in the right direction.

<u>Supposedly</u>, rumor has it that council members can walk and chew gum at the same time.

If such is actually the case, this should not be a hard decision to make.

Thank you

Danny Walker

South Salt Creek Neighborhood Representative

Tammy J Grammer/Notes

To Mary Roseberry-Brown <mroseberrybrown@yahoo.com>

03/30/2006 01:55 PM

cc bcc

Subject Re: proposed sewage treatment plant site

Dear Mary Roseberry-Brown: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer City Council Office 555 South 10th Street Lincoln, NE 68508 Phone: 402-441-6867

Fax: 402-441-6533

e-mail: tgrammer@lincoln.ne.gov

Mary Roseberry-Brown <mroseberrybrown@yahoo.com>



Mary Roseberry-Brown mroseberrybrown@yahoo.co

СС

03/29/2006 07:22 PM

Subject proposed sewage treatment plant site

To mroseberrybrown@yahoo.com

FROM:

Mary Roseberry-Brown, President, Friends of Wilderness Park 1423 F Street Lincoln, NE 68508 March 27, 2006

TO:

Brian Kramer
Theresa Street Treatment Plant
2400 Theresa Street
Lincoln, Nebraska 68521
and
Holly Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

cc: South West Wastewater Facility Siting Study Steering Committee, Planning Commission, Lincoln City Council, Mayor Coleen Seng, Lynn Johnson, Carol Brown

RE: Proposed Sewage Treatment Plant sites.

Here are some questions and concerns regarding the proposed Southwest Sewage Treatment Plant.

1. In researching this project, members have found that some cities have done long range studies on the cost effectiveness of maintaining one larger, primary sewage treatment plant site as opposed to maintaining multiple sites. Those cities have found that over a 30-50 year future period, it is far cheaper to build and maintain one site as opposed to multiple sites. The cost of monitoring stream discharge of multiple sites especially makes one site cheaper to maintain. Some cities have closed up their multiple sites and gone to primary sites as a result of such studies.

Examples of such cities are Portland, Oregon and Eugene, Oregon.

Lincoln's Northeast Lincoln Treatment Plant at 7600 N. 70th Street was designed so that it could be greatly expanded. Has a cost study been done on the feasibility of converting and expanding that plant to handle Lincoln's future sewage needs without building multiple sites? What would be the cost of such a study? Could such a study be done by an independent firm separate from the two engineering firms which have been hired to do a site selection (Olsson Associates and Black and Veatch Associates) in order to avoid any appearance of bias? An example of such a firm might be Intuition and Logic in Saint Louis. This firm has been hired for previous City of Lincoln contracts.

A primary Northeast Lincoln Treatment Plant would allow Lincoln to focus its resources on expanding and upgrading that plant. That plant could become a state of the art, "Best in the Midwest" facility. Gravity would aid the flow of sewage toward the Northeast site if pipes were laid adjacent to Salt Creek and Antelope Creek.

The following problems with a Southwest Site would be alleviated by a primary Northeast Lincoln Site:

- -The sewage discharge would not have to flow through the downtown, Haymarket, State Fair, and current residential areas of town but rather would flow northeast of town with a main Northeast Site.
- -If a plant were located at the Southwest Site, during low flow times in Salt Creek, a large percent of the flow would be sewage discharge flowing through the main parts of town. The hosts at the February 16th Open House mentioned that in the spring time, there might be some odor to the discharge when the pipes were flushing out after the winter months. A main Northeast Site would avoid this problem.
- -Because of the contributions of the Salt Creek tributaries, including Antelope Creek, the water flow at the Northeast Site would be higher than at any other site and able to carry more sewage.
- -As with all mechanical technology, no matter how "state of the art," there is always some chance of mechanical failure. There is always some chance of an accidental discharge of raw sewage into Salt Creek from mechanical failure. Such a discharge would not be appropriate going through the main part of town from a Southwest Site. A main Northeast Site would avoid this problem.
- -There is also a chance of an emergency raw sewage discharge into Salt Creek because of plant overload either in a rain event or a flood event. In either such event, it would not be good to have such a discharge flowing through the main part of town. A Northeast Site would avoid this

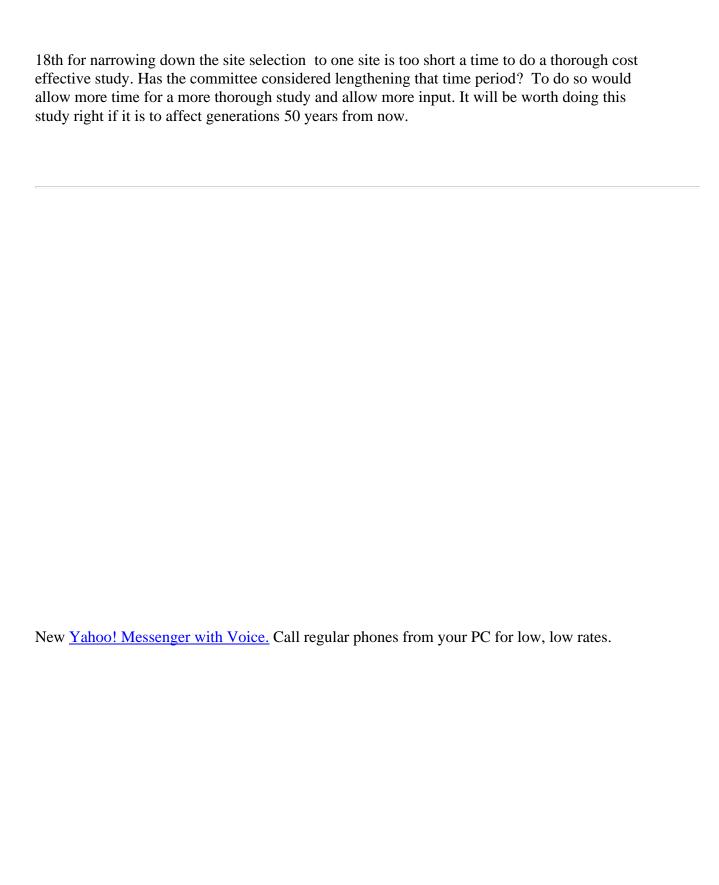
problem.

- 2. Please make the following figures available for public access:
- -The average Salt Creek flows for the last ten years for the different seasons of the year (high and low flows) at different marked locations from Saltillo Road to the Northeast Treatment Plant Site.
- -The projected Salt Creek flows after the proposed Southwest Sewage Plant is built for the different seasons of the year (high and low flows) at different marked locations from Saltillo Road to the Northeast Treatment Plant Site.
- 3. Please make the following figures available for public access.:
- -A report on the specific effects of remaining chemicals, pharmaceuticals, hormones, and antibiotics in the proposed Southwest Site discharge on humans who go wading and fishing in Salt Creek in Wilderness Park.
- -A report on the specific effects of remaining chemicals, pharmaceuticals. hormones, and antibiotics in the proposed Southwest Site discharge on the plant and animal life in Salt Creek and Wilderness Park. Other parts of our country are showing "unisex" fish in the vicinity of sewage discharge.
- -A report on the specific effects of the proposed Southwest Plant discharge on the beds and banks of Salt Creek in Wilderness Park-both with and without the cementing over of the Salt Creek banks that would most likely occur as a result of the discharge.
- -A report on the specific effects of the proposed Southwest Plant discharge on changes in Salt Creek water temperatures and the effect the changes would have on aquatic life in Salt Creek in Wilderness Park.
- -A report on the effects of odor on human hikers, bicyclists, horse back riders, picnickers, and birders in Wilderness Park in the spring when the pipes are flushing out and there would be a chance of odor.
- 4. As for possible sites in the Southwest area, a site just north of Van Dorn, west of Salt Creek over to Highway 77 and north across South Street would avoid the situation of discharging into an area in or adjacent to Wilderness Park and would have the added advantage of additional flows coming in from Haines Branch. The necessity of boring under Wilderness Park and Salt Creek for a hook up from development west of Highway 77 to either the sewer trunk line or the North or East Proposed Sites could be avoided

As South Street has little traffic in that area, it could easily be closed there. The buildings to the north of South Street are metal warehouse type structures and could be considered temporary.

This area would be an expansion of the area number 2 on the map of considered area. Has the committee considered expanding area number 2?

- 5. Of the four SWWF proposed sites, the SWWF North Site would be preferable because it is toward the northern end of Wilderness Park. Has the committee considered piping the discharge from this site and discharging it into Salt Creek north of Van Dorn? Such a discharge would be away from Wilderness Park and would have the advantage of additional Haines Branch flows to carry it along.
- 6. Perhaps the proposed schedule which provides only one month from March 15th to April



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ADDENDUM TO DIRECTORS' AGENDA MONDAY, APRIL 3, 2006

I. MAYOR -

- 1. NEWS RELEASE RE: Mayor Seng's Public Schedule Week of April 1 through 7, 2006-Schedule subject to change -(See Release)
- 2. NEWS RELEASE RE: Open House Planned On Improvements To Pioneers Boulevard (See Release)

II. CITY CLERK - NONE

III. CORRESPONDENCE

A. COUNCIL REQUESTS/CORRESPONDENCE-

JON CAMP -

1. Response from Wynn Hjermstad, Joel Pedersen, Police Chief Casady, Dough Srb to RFI from Jon Camp-RE: Northeast Police Team Station and Northeast Printer site - (Forwarded to Council on 03/31/06) (Received additional follow up questions from Police Chief Casady & Wynn Hjermstad, Urban Development) (See Attachments)

ROBIN ESCHLIMAN -

1. Response from Wynn Hjermstad to RFI from Robin Eschliman - RE: Northeast Police Team Station and Northeast Printer site - (Forwarded to Council on 03/31/06) (See Attachment)

B. DIRECTORS AND DEPARTMENT HEADS

FINANCE/BUDGET

1. Reports from Steve Hubka - RE: March Sales Tax Reports -(Council received copies of these Reports in their Thursday packets on 03/30/06) (See Reports)

C. MISCELLANEOUS -

- 1. E-Mail from Wayne & Marlene Janssen RE: The Disorderly Household Ordinance -(See E-Mail)
- 2. E-Mail from Sarah Bauman RE: South Street Property Hearing -(See E-Mail)



NEWS ADVISORY

MAYOR COLFFN . I SENG

lincoln.ne.gov

Date: March 31, 2006

Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Seng's Public Schedule Week of April 1 through 7, 2006 Schedule subject to change

Saturday, April 1

- Heartland Big Brothers/Big Sisters Bowl-a-thon fund-raiser, remarks 9 a.m., Sun Valley Lanes,
 321 Victory Lane
- Junior League Thrift Shop open house 10 a.m., 2600 North 48th Street
- 1st Choice Credit Union annual membership meeting 5:30 p.m., Pershing Center, 226 Centennial Mall South

Sunday, April 2

American Cancer Society Bag Lady Social - 2 p.m., Chez Hay Catering, 210 North 14th Street

Monday, April 3

- Joint City-County-LPS Common Meeting 7:30 a.m., LPS District Office, Board Room, 5901
 "O" Street
- Nebraska Restaurant Association "Taste of Nebraska" 6 p.m., Comhusker Marriott, 333 South
 13th Street

Tuesday, April 4

- St. Monica's Annual Lunch, remarks 11:30 a.m., Embassy Suites, 1040 "P" Street
- City Public Works and Utilities Department open house on improvements to Pioneers Boulevard,
 Antelope Creek to Pagoda Lane 5:30 p.m., Maxey Elementary, 5200 South 75th Street

Thursday, April 6

- Nebraska Commission for the Blind and Visually Impaired annual meeting, remarks 8:30 a.m.,
 Cedars Northbridge Community Center, 1533 North 27th Street
- VFW Buddy Poppy Days, proclamation 3:45 p.m., Mayor's Office, 555 South 10th Street
- Volunteer Partners, proclamation 4 p.m., Mayor's Conference Room, 555 South 10th Street
- Parkinson's Disease Awareness Month, proclamation 4:15 p.m., Mayor's Conference Room, 555
 South 10th Street
- Great Plains Trails Network meeting 5 p.m., Nebraska Club, 233 South 13th Street
- Witherbee Neighborhood Association meeting 8:15 p.m., Lifequest Center, 48th and "J" streets

Friday, April 7

• Q.P. Ace Hardware grand opening, ribbon cutting - 7:45 a.m., 1401 Superior



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln_ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: March 31, 2006

FOR MORE INFORMATION: Erika Nunes, Public Works and Utilities, 441-5675

Reggi Carlson, The Schemmer Associates, 488-2500

OPEN HOUSE PLANNED ON IMPROVEMENTS TO PIONEERS BOULEVARD

The public is invited to an open house Tuesday, April 4 on planned improvements to Pioneers Boulevard from west of Antelope Creek to Pagoda Lane. The meeting is from 5:30 to 7:30 p.m. at Maxey Elementary School, 5200 South 75th Street. Those attending should use the school's northeast entrance.

The roadway will be widened to four through lanes, separated by a central two-way left-turn lane. Sidewalks, curbs, storm drainage and utility infrastructure will be added. The current Antelope Creek culvert will be replaced by a bridge. A portion of the future Antelope Creek Trail also is included in this project. Construction will begin when funding becomes available, possibly late in 2006 or in 2007.

No formal presentations are planned at the open house, and the public may come and go as they wish during the two-hour meeting. Representatives of the City Public Works and Utilities Department and its design consultant, The Schemmer Associates, will be available to explain the project and to answer questions.

The basis for the project was set forth in the 1998 Southeast Fringe Study and in City ordinance. This project is one of several improvement projects in southeast Lincoln to meet growing demands from increased development and to ensure the continued safety and effectiveness of Lincoln's arterial street system.

Additional information about the project is available at the City Web site, lincoln.ne.gov (keyword: pioneersblvd); by contacting Erika Nunes, City Public Works and Utilities Department, 441-5675, enunes@lincoln.ne.gov; or by contacting Reggi Carlson, The Schemmer Associates, 488-2500, pioneers@schemmer.com.

O STATE OF THE STA

Tammy J Grammer/Notes

03/31/2006 04:12 PM

To campjon@aol.com, jcookcc@aol.com, robine@neb.rr.com, amcroy@mccrealty.com, newman2003@neb.rr.com, ksvoboda@alltel.net, dmarvin@neb.rr.com

СС

bcc

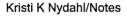
Subject Fw: RFI/Camp/Council

Council,

Wynn wanted me to send this out to you today. I will also list it on the Directors' Addendum and give you hard copies of it on Monday. Thanks.

Tammy Grammer

---- Forwarded by Tammy J Grammer/Notes on 03/31/2006 04:14 PM -----



03/31/2006 03:56 PM

To CouncilPacket/Notes@Notes

cc Mark D Bowen/Notes@Notes

Subject RFI/Camp/Council

Tammy, here is the response to the RFI from Jon (NE Police Team Station and Northeast Printer site) that we spoke about. If at all possible, Wynn would like it out yet today to Council members. Thanks for your help!

£dobs

BU060331.pdf Kristi Nydahl Administrative Secretary City of Lincoln, Urban Development Department (402) 441-8206 phone (402) 441-8711 fax To: Jon Camp, City Council

From: Wynn Hjermstad, Joel Pedersen, Tom Casady, Doug Srb

Date: March 31, 2006

Re: Your memo of 3/26/06

Below is your memo regarding the Northeast Police Team Station and NE printer redevelopment site. Given the number of questions you had, we felt it best to respond to this as a Request for Information (RFI). Our answers are indicated within the text of your memo, below, in bold italics.

TO:

Wynn Hjermstad, Urban Development

Joel Pedersen, Law Department

Tom Casady, Lincoln Police Department Doug Srb, Lincoln Police Department

FROM:

Jon Camp

DATE:

March 26, 2006

RE:

Northeast Police "Precinct" Station

I am addressing this memorandum to all of you because my Memorandum asks for information that requires different sources and I would like to expedite your responses.

First, I want to reiterate that I am asking my questions to better understand the proposed Northeast Police Facility. As each of you probably already knows, I have a number of concerns regarding the issues present in this matter:

1. Process

- a. Decision to add northeast station without overall LPD policy
- b. Site specific—4843 Huntington Avenue
- c. RFP—17-day span; 12 business days
- d. University Place Redevelopment Plan amendment followed to get to this legislation and determination to propose a police facility at 4843 Huntington Avenue.

2. LPD Policies

- a. Long-term decentralization of facilities
 - i. Do we build a police station in every crime center in the future
- b. Deployment of personnel
- c. Prioritization of decentralized facilities—which area has highest priority? Northeast? Southeast?
- d. Does the "site" take priority over the "geographic quadrant"?

- e. Crime prevention policies and tactics—is crime prevented by putting a police station in the center of problems or is crime prevented by coordinated policing (see also 2.a.i. above)
- 3. Fiscal
 - a. Market competition for locations
 - b. Rental rates
 - c. Long-term commitment
 - d. First year and on-going fiscal costs
 - e. Savings of decentralized deployment
 - i. Quadrant savings
 - ii. Distance savings—how much saved for each mile away from downtown central headquarters?
 - iii. Site specific savings—how much saved by a specific site?
 - f. Reduced costs at central headquarters by relocating personnel and equipment to remote location(s)
 - g. Tax Increment Financing

In summary, my questions and concerns are being presented to ensure the best interests of the Lincoln Police Department and all of the citizens of Lincoln are being fulfilled.

LPD Questions:

- 1. What is LPD's long term policy(ies) on decentralized facilities?
 - a. CIP projections?

LPD has a longstanding plan to decentralize the patrol operations into regional substations in its five major geographical subdivisions: the Center, Northeast, Northwest, Southeast, and Southwest team areas. This is inevitable as a city grows. All cities reach a size at which it is simply impractical to deploy officers at shift change from a central headquarters building. The plan to decentralize is contained in the following documents:

Lincoln Police Department Strategic Plan (2001) Lincoln Police Department Substations (2001) Report of the Mayor's Hometown Security Committee (July 3, 2003) City of Lincoln Capital Improvement Plan (2002, 2003, 2004, 2005)

This plan was adopted as part of the Lincoln Police Department's Strategic Plan in 2001. This plan was developed by a group of 22 citizens and police employees who examined nine broad areas in preparing the five year strategic plan for 2001-2006...

The plan to decentralize the department's patrol operation was also adopted as a recommendation by the Mayor's Hometown Security Committee in their July, 2003 report. The Committee's recommendation number 9 was the development of "...one or more district substations." Two City Council members served on that committee. As

the committee worked, the police department provided the members with a document describing its current facilities, and the desired future facilities. This" Lincoln Police Department Substations" document provided a description of the department's current facilities, future needs, and the general specifications of substations.

2. If decentralization is desired, please prioritize quadrants/locations.

All or our previous plans have suggested that the top priority was a substation serving either southeast or east Lincoln. This has not changed, although the growth in northeast Lincoln has accelerated somewhat faster than we anticipated five years ago. The immense commercial development along Highway 2 east of 84th Street continues to be a major factor, although growth in the area of 84th and Holdrege and in the Fallbrook area in northwest Lincoln north of Highway 34 has accelerated. East Lincoln continues to be our greatest need, due to growth and due to the travel times we encounter from headquarters at shift change times. Being more closely located to the workload demand is critical to effective policing in Lincoln.

3. What are the savings of decentralization?

Decentralizing does not save costs overall. There are, however, savings in some areas that help to offset the costs associated with operating a new facility..

a. Reduced central headquarters costs?i. How much space will be saved?

The opening of one additional substation will have a limited impact on space at headquarters. Approximately 500 Sq. ft. of office space comprising the Northeast Team's administrative offices will be reassigned—probably to the Department's Traffic Safety Unit. The reduced demand for such things as toilets, lockers, and common spaces will help us absorb the growth of the department. As more of the patrol operations of the department become decentralized, opportunities will exist for much more significant space savings at the downtown headquarters. The facility was intentionally designed in anticipation of gradually shrinking police services downtown. The classroom and training facility, for example, was located so that it could easily be converted to the use of another governmental purpose. At some point, we believe that a police training facility could be collocated with a substation, making it possible for about one fourth of the first floor to be put to another use—perhaps to accommodate growth of the court system.

ii. Lease value of that space?

There will be no savings from the square footage charges we pay to the Public Building Commission for the space we occupy at headquarters.

b. Quantify savings by having quadrant facilities
i. What distance parameters are used to calculate the savings?

We calculated mileage savings by using 5.7 miles (the distance from 9th & K Streets to 49th & Huntington Streets, and multiplying this by our estimate of 222 trips per week. This is 65,800 miles per year.

1. Is there a savings "per mile" or other measurement?

We used the actual mileage rate that is contained in our current budget, \$00.471 per mile.

ii. What savings are attributable to a specific site?

The closer a facility is to the geographic center of the workload, the more mileage is reduced. In this case, 49th and Holdrege is clearly at the center of the Northeast Team's workload.

- c. Savings identified should include:
 - i. Personnel

Personnel savings we calculated by multiplying the average trip times for commutes between downtown and the Northeast Team area, and multiplying those by the hourly rate of a mid-range police officer. In order to calculate the times, Sgt. Don Schienost a planner in the Management Services Unit, actually drove these routes during each of the shift change times and collected drive times using a stop watch in the fall of 2005. We also accounted for our estimate of some new trips from the Northeast substation to headquarters that are not presently required. Overall, we calculated that reduced time in commuting to beats equated to \$63,252 per year, or the equivalent of 1.3 police officers.

ii. Equipment (cruisers?)

Reduction in mileage means that the need to replace police cruisers would be impacted as well. As noted, we believe we will conserve 65,800 miles. This is slightly less than one patrol cruiser. Over a four year period, the mileage reduction equates with a reduction of 3.33 replacement police cruisers

iii. Fuel for reduced commuting

We calculated our average fleet gas mileage, and multiplied this by the budgeted fuel costs. As previously noted, the reduction in mileage is estimated at 65,800 miles per year. This would save 5,722 gallons of gasoline.

- 4. What are the costs associated with a quadrant facility?
 - a. See also below on my questions on the 4843 Huntington proposed site
 - b. Additional costs should include:

i. Rent

Lease payments are \$184,800 in our proposed 2006-2007 budget.

ii. Utilities

Utilities are in our proposed budget at \$12,500. We obtained this estimate in consultation with Don Kileen from the Public Building Commission, and based our estimate on his information and our experience at the Center Team Station at 27^{th} & Holdrege.

- iii. Upfront costs associated with building
 - 1. Furniture

Furniture costs are estimated at \$50,000. We are reducing these costs considerably by purchasing many items from the stock of systems furniture that was removed from headquarters following the flood of 2005. This furniture is owned by the insurance company, and City Purchasing has negotiated a favorable price for the serviceable items. We have inventoried and marked those items that can be employed at 49th and Huntington.

2. Improvements

We intend to pay for several items or improvements that are not part of the developers obligation, such as audio visual equipment, access control system, physical fitness equipment, additional computer equipment. We estimate these costs at \$115,000.

3. Communications equipment

Communications technology equipment needed for this facility is \$82,100.

c. Source of funds?

The source of funds for these improvements is the police department's reappropriation of unexpended funds from prior budgets. This is exactly how we funded the equipment and furniture for our headquarters and for our facility at 27^{th} and Holdrege. For a decade, LPD was chronically over-budget, until 1996. We have had a huge impact on overtime expenses in the past decade, which is largely responsible for ten consecutive years of finishing the year with a surplus.

- 5. What will LPD budget annually for a quadrant facility?
 - a. For the proposed 4843 Huntington facility?

We are budgeting \$261,200 for the facility in 2006-2007. This is considerably more, of course, than 27th and Holdrege, which the city owns outright. That facility was built on land the City already owned at a cost of approximately 1.3 million dollars seven years ago. The costs of police substations is primarily a function of the costs of land

acquisition and construction, or (as in this case) lease costs and operational costs. These would vary based on the location, the size, and the amenities of any facility.

- 6. LPD Personnel
 - a. Total personnel

LPD has 422 authorized employees in our current budget.

- b. Headquarters based personnel
 - i. Current

At present. 15 employees work from our off-site Narcotics Unit, and 54 work from the 27th and Holdrege Center Team Station. Everyone else reports to headquarters at the beginning of their duty shift.

ii. Future, if deployment to 4843 Huntington facility?

41 employees will report to work at the beginning of their shift at the Northeast Team Station.

c. Savings in personnel if quadrant facilities?

There is no impact on staffing from a police substation, however we estimate that the Northeast Substation will free the equivalent of 1.3 officers' time due to reduced travel to and from HO to beat.

- 7. LPD Equipment
 - a. Total cruisers

The police department has 127 patrol cruisers.

b. Number of cruisers deployed at headquarters?

Two cruisers are stored and deployed from headquarters. These are the vehicles shared by the six duty commanders who command our field operations around the clock. All other cruisers are stored at either the police garage at 635 J Street, or at the Center Team Station at 27^{th} and Holdrege. Officers who report to work at headquarters pick up their patrol car at the police garage prior to the roll-call assembly at HQ.

c. Number of cruisers deployed to 27^{th} & Holdrege?

The Center Team has 33 vehicles. These are stored and deployed from its station at 27th and Holdrege.

d. Number of cruisers proposed to be deployed at 4843 Huntington?

The Northeast team has 27 vehicles, which will be stored at and deployed from its station at 49th and Huntington.

- 8. Parking for cruisers
 - a. Headquarters
 - i. Covered parking spaces?

There are 64 parking spaces under the Lancaster County Jail adjacent to headquarters. These spaces are shared with the Lancaster County Sheriff and the Lancaster County Department of Corrections.

ii. Outdoor parking spaces?

There are 55 parking spaces along 9^{th} Street and along H Street for law enforcement vehicles. These are shared by the police department and the sheriff's office.

- b. 27th & Holdgrege
 - i. Covered parking spaces?

Although there is no covered parking, there is a sallyport which can hold two vehicles for such purposes as searches, loading and unloading, and evidence processing. No vehicles are parked in this space during ordinary operations.

ii. Outdoor parking spaces?

The police department has access to a total of 65 parking spaces on site, including parking for cruisers, employees, and visitors. Some of this parking is shared with the adjacent Northbridge Center operated by Cedars Youth Services.

c. 4843 Huntington facility i. Covered parking spaces?

There are 14 parking spaces available in the bay at the west side of the building.

ii. Outdoor parking spaces?

There are 25 outdoor spaces in the site plan.

- 9. Police officer private vehicle parking
 - a. Where do officers park their personal vehicles while in shift briefing?

Headquarters personnel such as the command staff, training staff, and public information officer generally park in the City-County Building's employee parking lot or on 9th Street. Officers generally park in the 600 or 700 block of J street, and in the lot of the police garage at 635 J Street. Officers who work from cruisers will pick up their assigned unit, bring it to HQ for assembly, then leave for their beat from there.

b. Where do officers park their personal vehicles during this shift while they are in cruisers?

Same as above.

c. Does this result in separate parking for personal vehicles and separate parking for cruisers?

No, officers who are assigned to work in patrol cars park usually park their personal vehicle in the space where their cruiser was parked (or close to it.) The exception would be the shift duty commander, who generally will park his or her personal car close to headquarters—along 9th Street or in the employee parking lot. Four of the six duty commanders report for duty at times when there is a surplus of parking around the facility—6:00 AM and 10:00 PM. Only the swing shift duty COs have to contend with peak parking times when they arrive.

4843 Huntington Facility Questions:

- 1. Timeline—please verify my dates are correct below:
 - a. August 12, 2005: Letter from Marc Wullschleger to Marvin Krout regarding amendment to Uni Place RP (adds a new LPD station at 49th & Huntington—selected by LPD. . .house the Northeast Team) September 20, 2005: Planning Commission Hearing notice published one time in LJS

Yes for letter; don't have publication date, could get from Planning Dept.

b. September 28, 2005: Planning Commission Hearing on Amendment to Uni Place RP

Yes

c. October 2, 2005: date RFP for LPD project first published
i. Section 7.9: "the selected proposal, is selected in concept only.

Details are to be negotiated through the redevelopment agreement process with UD and City Law Dept."

Yes

d. October 7, 2005: First notice of CC Public Hearing on proposed amendments to Uni Place RD

Yes

e. October 9, 2005:

second date of publishing

No, see f., below

f. October 14, 2005:

second notice of CC Public Hearing on Uni Place

RD

Yes

g. October 17, 2005: Amendment to Uni Place Redevelopment Plan introduced to provide for "acquisition, site preparation, and reconstruction of the former LT & T building and adjacent residential property at 4325 and 4843 Huntington Avenue.

Yes, date is correct. Not sure where the quote came from. The City Council Agenda read: "Approving an amendment to the University Place Redevelopment Plan to add the former Lincoln Telephone and Telegraph building and an adjacent residential property on the corner of North 49th Street and Huntington Avenue for reconstruction as a Lincoln Police Department Substation."

h. October 19, 2005:

RFP due [One response received (Kinport)]

Yes

i. October 24, 2005:

City Council public hearing

Yes

j. March 23, 2006: City Council first receives proposed ordinance and resolution in "green packets"

Yes

i. Prior to this time (October 2005 to March 23, 2006), Urban Development would not provide details "until negotiations were completed"

Yes, negotiations are not public information.

k. March 27, 2006: Resolution 06R-51 introduced to approve "48th & Huntington Redevelopment Agreement between City and Kinport"

Yes

1. April 3, 2006:

Public hearing to be held

Yes

m. April 10, 2006:

City Council vote planned

Yes

- 2. Please add the following dates:
 - a. RFP for city-owned old "northeast printers' property"

i. Advertising dates? 10/27/04

ii. Due date? 11/17/04

iii. Award date? Interviews 1/26/04, awarded next day or two, don't have exact date.

iv. Who was on the review/selection committee?

Vince Mejer, Purchaseing
Kelly Sieckmeyer, Public Works and Utilities
Ed Zimmer, Planning Department
Larry Zink, University Place Community Organization
Brian Watkins, University Place Business Association

v. How many responses were received? 2 vi. Who/what entities responded?

Kinport Corporation, B&J Partnership

- b. RFP for 4843 Huntington facility
 - i. Who was on the selection committee?

No committee, just one response.

ii. How many responses were received? 1

iii. Who/what entities responded? Kinport Corporation

iv. Award date? Not officially awarded, entered redevelopment agreement negotiations.

3. Land transactions

- a. City purchases northeast printers' property
 - i. Verify Lots 5 and 6 and west half of Lot 4 Yes

- ii Verify purchase price: \$295,000.00? Yes
- iii. Date of purchase? 2/27/04
- iv Source of funds? Advanced Land Acquisition
- v. Demolition costs? \$30,499.00? Yes
- vi. Environmental costs? Testing only, plus asbestos removal at NE Printer.
- vii. Other expenses/costs?
 - 1. For what and how much?

\$90 Capitol Title
\$1,400 Survey
\$208 LES
\$273 Aquila
\$13 Lincoln Water System
\$91 Advertising (demo RFP and redevelopment RFP)
\$7 Filing fee

- b. Kinport conveys its property to City for \$0.00? Yes
 - i. Verify Lots 1, 2, 3 and east half of Lot 4 Yes
 - b. City prepares Lots 1-6 for redevelopment
 - i. Cost to demolish house on Lot 4? All demo related costs, including grading, infill of basement, \$48,000
 - 1. Who pays? developer
 - ii. Utility relocation
 - 1. Agreement says City pays 1/3, Kinport 2/3 Yes
 - 1. Total projected cost? \$60,000
 - Verify that Kinport will be reimbursed for its 2/3 cost out of TIF proceeds no, developer cost.
 - iii. Other costs?
 - 1. Repave alley? Included in LES
 - 2. Environmental remediation? none
 - iv. Other? *Sidewalks*, \$5,723; parking, \$10,000
 - d. City conveys Lots 1-6 to Kinport
 - v. Does Kinport pay anything for the 6 lots? *Has paid* \$508,000
 - vi. City pays Kinport "boot price" of \$393,843.00 Yes
 - vii. Define "boot price"? to be provided
 - viii. Source of funds for \$393,843.00? TIF, LPD Reapropriation.
 - ix. Use of \$393,843.00 funds by Kinport? *Project* costs
 - x. Title insurance

- 1. Estimated cost? To be provided
- 2. Who pays? City

viii. Proposed 4843 Huntington Facility Lease

- a. Premises: Lots 1 and 2 (includes building)
 - i. What are the outside dimensions of the Building?
 - 1. Upper level?
 - 2. Lower level?
 - 3. Garage?
 - ii. What is the net leasable space in each area?
 - 1. Upper level?
 - 2. Lower level?
 - 3. Garage?
 - iii. See the Architect's plans attached to Lease document
 - iv. Parking for vehicles
 - 1. Confirm number of vehicles parked in garage is 14?
 - 2. Confirm lease includes 7 outside parking spaces?
 - v. List the interior spaces to be constructed and estimated dimensions of each room?

Net leaseable rates were not used as LPD is occupying the entire building. The design firm would have the exact dimensions if needed. Paragraph 10 of the lease on page 7 provides for parking spaces in <u>mandatory terms</u> (shall provide) including 14 interior spaces and 7 exterior spaces.

b. Term:

15 years

i. Renewal options for up to additional 15 years?

ii.

Yes, at City's sole option – see paragraph 2 on page 3.

- c. Base Rental
 - i. Confirm annual "Base Rental" is \$184,800
 - ii. Explain the allocation under Section 3 of the Lease (Base Rental)
 - 1. \$162,495.00
 - a. Subject to annual CPI Adjustment (1967 base)
 - 2. \$22,305.00
 - a. Subject to Expense Adjustment
 - b. Explain the Expense Adjustment?
 - c. Explain "City Expenses"

d. Explain "ad valorem and personal property taxes"?

i. Estimate amount of each

The lease is fairly straightforward and the questions above accurately make the distinctions between the base rent subject to a CPI adjustment and expenses that are based on actual amounts to be reconciled each year. The City Expenses are defined in the lease to be the amount of ad valorem and personal property taxes related to the leased premises. The first year is estimated to be \$22,305.00 for City Expenses subject to reconciliation for actual expenses.

d. Other rent amounts and who pays—please confirm all

j. Real estate taxes?

Kinport pays (Section

4(d)

ii. Repair and maintenance? (Section 16)

City pays all

- 1. Daily janitorial
- 2. Pest control
- 3. Trash removal
- 4. Window cleaning
- 5. Carpet cleaning
- 6. Sweeping
- 7. General repairs
- 8. Electric light bulbs, fluorescent tubes, and ballasts
- 9. Yard care, leaf removal, weed control, tree and bush trimming
- 10. Snow and ice removal

ii. Utilities?

City pays all

(Section 17)

- 1. Gas
- 2. Heat
- 3. Electricity
- 4. Other power

v. Alterations and future space? City pays all (Sections 12/22)

v. Property Insurance?

(Section 24)

- 1. Kinport provides "replacement value" for its Improvements
- 2. City provides "replacement value" for its Improvements
 - a. Estimated cost of City's property insurance?

Tax Increment Financing Questions:

- Taxable basis before TIF? \$534,836 3.
- 4.
- Taxable increment projected? \$2,346,591
 Anticipated annual TIF funds projected with this project? Varies by year due 5. to interest payments.
- Bondable amount based upon estimated annual TIF funds? \$388,015 6.
- Use of TIF funds? 7.
 - a. Itemize amounts and uses

Public improvements: sidewalks, parking:	\$15,723
Demolition (NE Printer site):	30,449
Electrical line burial in alley and repaving:	20,000
Environmental (testing on all lots and asbestos	
Removal at NE Printer)	20,000
Buy down of LPD Lease	301,843
Total TIF:	\$388,015



To whjermstad@lincoln.ne.gov, tcasady@ci.lincoln.ne.us, tgrammer@lincoln.ne.gov, jcookcc@aol.com, robine@neb.rr.com, amcroy@mccrealty.com,

bcc

Subject Re: RFI/Camp/Council

Wynn, Chief Casady (and others)

Thank you for your response to my March 26, 2006 memo. A number of questions were not answered that I need to understand prior to our Public Hearing.

Please see the attached MSWORD document for additional questions that I would appreciate being answered. If you cannot get these to me before the Public Hearing, then I will ask them during the Hearing.

Thanks,

Jon

Jon Camp Lincoln City Council

City Council Office: 441-8793

----Original Message----

From: TBogenreif@ci.lincoln.ne.us

To: campjon@aol.com; jcookcc@aol.com; robine@neb.rr.com; amcroy@mccrealty.com;

newman2003@neb.rr.com; ksvoboda@alltel.net; dmarvin@neb.rr.com

Sent: Fri, 31 Mar 2006 16:12:58 -0600

Subject: Fw: RFI/Camp/Council

Council,

Wynn wanted me to send this out to you today. I will also list it on the

Directors' Addendum and give you hard copies of it on Monday.

Thanks.

Tammy Grammer

---- Forwarded by Tammy J Grammer/Notes on 03/31/2006 04:14 PM

Kristi K

Nydahl/Notes

To

03/31/2006 03:56

CouncilPacket/Notes@Notes

PM

CC

Mark D Bowen/Notes@Notes

Subject

RFI/Camp/Council

Tammy, here is the response to the RFI from Jon (NE Police Team Station and Northeast Printer site) that we spoke about. If at all possible, Wynn would like it out yet today to Council members. Thanks for your help!

(See attached file: BU060331.pdf)
Kristi Nydahl
Administrative Secretary
City of Lincoln, Urban Development Department
(402) 441-8206 phone
(402) 441-8711 fax

____ - Memo to staff --4-1-2006 follow up questioins.doc





tomcasady@earthlink.net

04/02/2006 06:14 PM

Please respond to tomcasady@earthlink.net

To campjon@aol.com

cc whjermstad@lincoln.ne.gov, tcasady@ci.lincoln.ne.us, tgrammer@lincoln.ne.gov, jcookcc@aol.com, robine@neb.rr.com, amcroy@mccrealty.com,

bcc

Subject Follow-up geustions

Jon:

I did my best to attack the additional follow-up questions that I can answer. Those are attached, with my responses in bold italics. Some of these I would want to double check with Capt. Srb and with my Mangement Services Unit staff (especially the exact dollar figure we used to calculate maintenance and utilities per sq. ft.), but this is the best I can do from home at the moment.

Tom	Casady
ca	amp2.doc

April 1, 2006 Follow-Up Questions:

From:

Jon A. Camp

Lincoln City Council

To:

Wynn, Chief Casady (and others)

Re:

Proposed Northeast Police Facility

Thank you for your response to my March 26, 2006 memo. A number of questions were not answered that I need to understand prior to our Public Hearing.

LPD Questions:

1. Am I safe to say the commuting costs, staff savings, etc. of a remote quadrant facility are applicable generally to any location in that quadrant?

No. There would be large differences, generally based on how far the "center of workload" in the team area is from the place where officers report to duty—whether at a substation or at headquarters. For example: A substation at 84th and Highway 6 would be much further away from HQ, but would also be much further away from the area where the densest concentration of police dispatches in Northeast Lincoln is located. Selecting a site for a substation is a balance of several factors such as:

- Proximity to the area where police dispatches are great
- Access to arterial road network
- Availability of sufficient land and office space
- Compatibility with nearby land use
- Distance from other major police substations
- Opportunity for contribution to other public purposes (collocation with another agency, location in conjunction with a redevelopment plan, and so forth)
- Proximity to high-volume service locations, such as high schools, hospitals, retail centers
- And many others, just like locating any kind of enterprise.
- 2. What are the geographic parameters of the Northeast Quadrant?

See one of the several maps on our public website. I would suggest that map found at http://www.lincoln.ne.gov/city/police/rd/teams.htm. Click on any of the team areas for greater detail.

3. What are the geographic parameters for the 27th & Holdrege station?

The Center Team Station at 27th and Holdrege is the place where all the personnel assigned to the Center Team report at the beginning of their shift.

The map is in the same place as above, http://www.lincoln.ne.gov/city/police/rd/teams.htm.

4. What are the geographic parameters for the southeast quadrant?

http://www.lincoln.ne.gov/city/police/rd/teams.htm

5. What are the geographic parameters for the southwest quadrant?

http://www.lincoln.ne.gov/city/police/rd/teams.htm

6. What are the geographic parameters for the northwest quadrant?

http://www.lincoln.ne.gov/city/police/rd/teams.htm

- 7. Chief Casady responded that LPD will budget \$261,200 for the NE facility for 2006-2007. How is this broken down for:
 - a. Rent (I assume \$184,800)?

Yes

b. Utilities (per 4.b.ii. apparently \$12,500)?

Yes

c. How much is this per square foot for office? for garage? for other?

My understanding is that the lease is not organized with a different square footage cost based on the different uses, rather the net square footage. I'm not the lease expert though, and I don't have it here at home.

d. Other remaining items--lease itemize

The remainder: \$63,900.

I think when Wynn tried to merge the responses from herself, Joel, and me, the text that I had written in response to your questions about details like weed control and janitorial supplies wasn't included. So I'll try to reproduce it here, to the best of my ability.

We have not produced a line-item budget with individual cost projections for toilet paper, paper towels, light bulbs, and so forth, because we used overall square footage maintenance cost projections to establish the budget instead. We won't be buying these items, rather, we will be contracting with the Public Building Commission to maintain the building.

We went to Don Kileen, and worked with him to get estimates of what it would cost to operate this facility. This was based on the square footage rates charged by the Public Building Commission, and by our experience at the 27th and Holdrege facility. He gave us an amount per square foot per year. I do not have that exact figure here at home, but is was \$7 and some cents per sq. ft., and the total was \$76,400. This includes both utilities and

maintenance, and would include all of those items you listed in detail—down to the light bulbs and the fluorescent light ballasts—except for the lawn care and snow removal. Nebraska Wesleyan University will be providing the exterior grounds maintenance, as a contribution to the City. NWU has been making a cash contribution for several years to our University Place storefront, which will be closing. We asked them to donate these in-kind services at the new facilities, and they agreed. In order to answer your question on the cost of utilities, we pulled out our best estimate from the combined amount--\$12,500, again based primarily on our experience at 27th and Holdrege.

8. Northeast team has 27 vehicles which Chief Casady said would be "stored at and deployed from" the proposed 49th & Huntington facility. Under the Lease Agreement 14 interior parking stalls are provided plus 7 exterior parking stalls. Where will the other 6 vehicles, as well as future vehicle needs, be parked?

There are 18 on-street parking stalls adjacent to the facility that will be part of the total parking of 39 stalls.

a. Under question 8.c.ii. Chief Casady indicated there "are 25 outdoor spaces in the site plan". How does this reconcile with the 7 exterior parking stalls provided under the Lease?

See response above.

b. Since police officers will park their personal vehicles in the stall where their cruiser is parked, will there not be a deficit in parking?

See response above

c. Where would police officers park their personal vehicles at the start and conclusion of their duty shifts and are in a briefing in the proposed NE facility?

Empty stalls from among the total.

d. Would there not be an overlap of vehicle parking spaces needed? If so, how many?

Yes, there will be short overlap periods. The amount of overlap will vary based on the size of the on-coming shift, and on how many of those officers drove their personal vehicle to work. Since the typical staffing of the Northeast Team peaks at 8 officers, that would be the maximum overlap between private vehicles and patrol cars. Our peak staffing periods are generally off-peak times for the rest of the world—weekends and nights.

4843 Huntington Questions:

1. My question 1.e. listed October 9, 2005 as the second date of publishing. Is this not correct for the second date of publishing the RFP for the LPD

project? Perhaps my item e. should have specified the same as item "c" with regard to the RFP published notice.

- a. Part of my timeline was also to show the overlap of the RFP and the City Council notices and that the RFP for the NE Police Facility at 4843 Huntington preceded the City Council action.
- 2. Question 1.g.: the quote came from the Redevelopment Agreement Amendment language.
- 3. Question 1.j.i.
 - a. Why are "negotiations not public information"?
 - b. If an elected official requests information, is it administration policy to deny access?
 - c. The City Council is briefed in executive session for union negotiations and personnel matters—why is a less sensitive matter like a lease negotiations off limits to an elected City Council member?
- 4. Question 2.b. RFP for 4843 Huntington
- 5. Did the City expect more than 1 response to the RFP?
 - a. Why was no committee selected to review the response, even if only one response, for its qualifications?
- 6. Your answers indicate Kinport paid \$508,000 for the 6 lots.
 - a. When and for which properties did Kinport pay \$508,000?
 - b. The Lancaster County Assessor's website shows the following:
 - i. Lots 1 and 2: \$383,000 was paid on February 21, 2003. (Instrument # 2003017554)
 - ii. Lot 3 and W ½ Lot 4 was part of the same Instrument #2003017554)
 - c. The Lancaster County Assessor's website shows the taxable value to now be \$291,400 for Lots 1 and 2, and \$92,200 for Lot 3 and W 1/2 of Lot 4.
- 7. Question 3 on page 12 of your response requests the dimensions of the Building as follows:
 - a. Premises: Lots 1 and 2 (includes building)
 - i. What are the outside dimensions of the Building?
 - 1. Upper level?
 - 2. Lower level?
 - 3. Garage?
 - ii. What is the net leasable space in each area?
 - 1. Upper level?
 - 2. Lower level?

- 3. Garage?
- iii. See the Architect's plans attached to Lease document
- iv. Parking for vehicles
 - 1. Confirm number of vehicles parked in garage is 14?
 - 2. Confirm lease includes 7 outside parking spaces?
- v. List the interior spaces to be constructed and estimated dimensions of each room?
- b. Would you please list the dimensions used to calculate the Lease?
- c. \$184,800 per year which the lease says is \$11.78 PSF would equate to 15,687.61 SF
 - Yet the Lancaster County Assessor lists a total square feet as follows:

1. Basement:

5.271 SF

2. 1st Floor (other):

5,336 SF

3. 1st Floor (garage):

4,800 SF

TOTAL:

15,407 SF

- ii. Where is the remaining 280.61 SF?
- iii. Based upon these calculations, am I correct to assume the City is proposing to lease the "outside dimensions" of the Building plus 280.61 SF at \$11.78 PSF the first year?
 - 1. A total of 15,687.61 SF at \$11.78 PSF = \$184,800.
- 8. How much per square foot was counted for the "lease buy-down"
 - a. Would this be the \$393,843 "Boot Price"?
 - i. \$393,843 divided by 15,687.61 SF = \$25.11 PSF
 - b. The source of the Boot is from TIF and LPD Reappropriations
 - i. What are the restrictions on the use of these funds by Kinport?
 - ii. Can Kinport use these funds for non-public improvements?
 - iii. Can Kinport use these funds for interior improvements?
- 9. The LES line relocation and paving was estimated to be \$60,000
 - a. 1/3 paid by City
 - b. 2/3 paid by Kinport
 - i. Your answers said this would NOT be reimbursed out of TIF proceeds.
 - ii. Does not Section 801.E. of the 48th & Huntington Redevelopment Agreement specify that "To the extent tax increment funds are available the City will apply the extra funds to the relocation and Kinport's share will be reduced accordingly"?



To whjermstad@lincoln.ne.gov, tcasady@ci.lincoln.ne.us, tgrammer@lincoln.ne.gov, jcookcc@aol.com, robine@neb.rr.com, amcroy@mccrealty.com, cc

bcc

Subject Re: RFI/Camp/Council

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Please see the attached MSWORD document for additional questions that I would appreciate being answered. If you cannot get these to me before the Public Hearing, then I will ask them during the Hearing.

Thanks,

Jon

Jon Camp Lincoln City Council City Council Office: 441-8793

----Original Message----

From: TBogenreif@ci.lincoln.ne.us

To: campjon@aol.com; jcookcc@aol.com; robine@neb.rr.com; amcroy@mccrealty.com;

newman2003@neb.rr.com; ksvoboda@alltel.net; dmarvin@neb.rr.com

Sent: Fri, 31 Mar 2006 16:12:58 -0600

Subject: Fw: RFI/Camp/Council

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Directors' Addendum and give you hard copies of it on Monday. Thanks.

Tammy Grammer

---- Forwarded by Tammy J Grammer/Notes on 03/31/2006 04:14 PM

Kristi K

Nydahl/Notes

To

03/31/2006 03:56

CouncilPacket/Notes@Notes

PΜ

CC

Mark D Bowen/Notes@Notes

Subject

RFI/Camp/Council

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(See attached file: BU060331.pdf)
Kristi Nydahl
Administrative Secretary
City of Lincoln, Urban Development Department
(402) 441-8206 phone
(402) 441-8711 fax

- Memo to staff --4-1-2006 follow up questioins.doc



WHjermstad@cl.lincoln.ne.us

04/02/2006 08:51 PM

To tomcasady@earthlink.net

cc campjon@aol.com, whjermstad@lincoln.ne.gov, TCasady@ci.lincoln.ne.us, tgrammer@lincoln.ne.gov, jcookcc@aol.com, robine@neb.rr.com,

bcc

Subject Re: Follow-up geustions

Jon.

I made a new file with Tom's responses and added mine to his. My responses are also in bold italics. Tom, Sorry I missed including some of your answers in our first response to Jon, I thought I had gotten everything but obviously not. my apologies.

wynn

Wynn S. Hjermstad, AICP Community Development Manager City of Lincoln, Urban Development Department 808 P Street, STE 400, Lincoln, NE 68508 phone: 402-441-7606, fax: 402-441-8711

----tomcasady@earthlink.net wrote: -----

To: campion@aol.com

From: tomcasady@earthlink.net Date: 04/02/2006 06:14PM

cc: whjermstad@lincoln.ne.gov, tcasady@ci.lincoln.ne.us, tgrammer@lincoln.ne.gov, jcookcc@aol.com,

robine@neb.rr.com, amcroy@mccrealty.com, newman2003@neb.rr.com, ksvoboda@alltel.net,

dmarvin@neb.rr.com

Subject: Follow-up quustions

ached, with my responses Mangement Services Unit sq. ft.), but this is the best I

Jon:
I did my best to attack the additional follow-up questions that I can answer. Those are a in bold italics. Some of these I would want to double check with Capt. Srb and with my staff (especially the exact dollar figure we used to calculate maintenance and utilities per can do from home at the moment.
Tom Casady - camp2.doc - camp252.doc

April 1, 2006 Follow-Up Questions:

From:

Jon A. Camp

Lincoln City Council

To:

Wynn, Chief Casady (and others)

Re:

Proposed Northeast Police Facility

Thank you for your response to my March 26, 2006 memo. A number of questions were not answered that I need to understand prior to our Public Hearing.

LPD Questions:

1. Am I safe to say the commuting costs, staff savings, etc. of a remote quadrant facility are applicable generally to any location in that quadrant?

No. There would be large differences, generally based on how far the "center of workload" in the team area is from the place where officers report to duty—whether at a substation or at headquarters. For example: A substation at 84th and Highway 6 would be much further away from HQ, but would also be much further away from the area where the densest concentration of police dispatches in Northeast Lincoln is located. Selecting a site for a substation is a balance of several factors such as:

- Proximity to the area where police dispatches are great
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- Proximity to high-volume service locations, such as high schools, hospitals, retail centers
- And many others, just like locating any kind of enterprise.
- 2. What are the geographic parameters of the Northeast Quadrant?

See one of the several maps on our public website. I would suggest that map found at http://www.lincoln.ne.gov/city/police/rd/teams.htm. Click on any of the team areas for greater detail.

3. What are the geographic parameters for the 27th & Holdrege station?

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4. What are the geographic parameters for the southeast quadrant?

http://www.lincoln.ne.gov/city/police/rd/teams.htm

5. What are the geographic parameters for the southwest quadrant?

http://www.lincoln.ne.gov/city/police/rd/teams.htm

6. What are the geographic parameters for the northwest quadrant?

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- 7. Chief Casady responded that LPD will budget \$261,200 for the NE facility for 2006-2007. How is this broken down for:
 - a. Rent (I assume \$184,800)?

Yes

b. Utilities (per 4.b.ii. apparently \$12,500)?

Yes

c. How much is this per square foot for office? for garage? for other?

My understanding is that the lease is not organized with a different square footage cost based on the different uses, rather the net square footage. I'm not the lease expert though, and I don't have it here at home.

d. Other remaining items--lease itemize

The remainder: \$63,900.

I think when Wynn tried to merge the responses from herself, Joel, and me, the text that I had written in response to your questions about details like weed control and janitorial supplies wasn't included. So I'll try to reproduce it here, to the best of my ability.

We have not produced a line-item budget with individual cost projections for toilet paper, paper towels, light bulbs, and so forth, because we used overall square footage maintenance cost projections to establish the budget instead. We won't be buying these items, rather, we will be contracting with the Public Building Commission to maintain the building.

We went to Don Kileen, and worked with him to get estimates of what it would cost to operate this facility. This was based on the square footage rates charged by the Public Building Commission, and by our experience at the 27th and Holdrege facility. He gave us an amount per square foot per year. I do not have that exact figure here at home, but is was \$7 and some cents per sq. ft., and the total was \$76,400. This includes both utilities and

maintenance, and would include all of those items you listed in detail—down to the light bulbs and the fluorescent light ballasts—except for the lawn care and snow removal. Nebraska Wesleyan University will be providing the exterior grounds maintenance, as a contribution to the City. NWU has been making a cash contribution for several years to our University Place storefront, which will be closing. We asked them to donate these in-kind services at the new facilities, and they agreed. In order to answer your question on the cost of utilities, we pulled out our best estimate from the combined amount--\$12,500, again based primarily on our experience at 27th and Holdrege.

8. Northeast team has 27 vehicles which Chief Casady said would be "stored at and deployed from" the proposed 49th & Huntington facility. Under the Lease Agreement 14 interior parking stalls are provided plus 7 exterior parking stalls. Where will the other 6 vehicles, as well as future vehicle needs, be parked?

There are 18 on-street parking stalls adjacent to the facility that will be part of the total parking of 39 stalls.

a. Under question 8.c.ii. Chief Casady indicated there "are 25 outdoor spaces in the site plan". How does this reconcile with the 7 exterior parking stalls provided under the Lease?

See response above.

b. Since police officers will park their personal vehicles in the stall where their cruiser is parked, will there not be a deficit in parking?

See response above

c. Where would police officers park their personal vehicles at the start and conclusion of their duty shifts and are in a briefing in the proposed NE facility?

Empty stalls from among the total.

d. Would there not be an overlap of vehicle parking spaces needed? If so, how many?

Yes, there will be short overlap periods. The amount of overlap will vary based on the size of the on-coming shift, and on how many of those officers drove their personal vehicle to work. Since the typical staffing of the Northeast Team peaks at 8 officers, that would be the maximum overlap between private vehicles and patrol cars. Our peak staffing periods are generally off-peak times for the rest of the world—weekends and nights.

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- b. Would you please list the dimensions used to calculate the Lease?
- c. \$184,800 per year which the lease says is \$11.78 PSF would equate to 15,687.61 SF
 - i. Yet the Lancaster County Assessor lists a total square feet as follows:

1. Basement: 5,271 SF 2. 1st Floor (other): 5,336 SF 3. 1st Floor (garage): 4,800 SF

TOTAL:

15.407 SF

- ii. Where is the remaining 280.61 SF?
- iii. Based upon these calculations, am I correct to assume the City is proposing to lease the "outside dimensions" of the Building plus 280.61 SF at \$11.78 PSF the first year?
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a. Part of my timeline was also to show the overlap of the RFP and the City Council notices and that the RFP for the NE Police Facility at 4843 Huntington preceded the City Council action.

I don't have the RFP at home with me so not sure of the second publication date. Regarding the overlap, the RFP did state that the project was subject to City Council approval. The RFP also gives the City the right to reject any and all bids. Therefore, both of these contingencies would allow us to reject the bids.

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We thought there could be.

a. Why was no committee selected to review the response, even if only one response, for its qualifications?

Staff reviews proposals to determine if they meet the requirements of the RFP. Selection Committees then review proposals, short list them for interviews, and conduct interviews. In this case, staff review indicated the proposal met the requirements of the RFP.

6. Your answers indicate Kinport paid \$508,000 for the 6 lots.

Your original question said, "City conveys Lots 1 - 6 to Kinport, Does Kinport pay anything for the 6 lots?" My response was that Kinport has paid \$508,000. They paid when they purchased lots 1, 2, 3 and part of lot 4.

a. When and for which properties did Kinport pay \$508,000?

I don't know the date they purchased them.

- b. The Lancaster County Assessor's website shows the following:
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Yes, it does. However, your first question stated: "Verify that Kinport will be reimbursed for its 2/3 cost out of TIF proceeds." To answer your initial question, I reviewed the sources and uses which identifies the city paying 1/3 and the developer paying 2/3. The language in the Redevelopment Agreement does not guarantee payment (which is what I thought you were asking) it says that if there are extra TIF funds available. I interpreted your initial question as guaranteeing the developer would be reimbursed, which is not the case.

03/31/2006 04:14 PM

To campjon@aol.com, jcookcc@aol.com, robine@neb.rr.com, amcroy@mccrealty.com, newman2003@neb.rr.com, ksvoboda@alltel.net, dmarvin@neb.rr.com

cc bcc

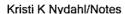
Subject Fw: RFI/Eschliman/Council

Council.

Wynn wanted me to send this out to you today. I will also list it on the Directors' Addendum and give you hard copies of it on Monday. Thanks.

Tammy Grammer

---- Forwarded by Tammy J Grammer/Notes on 03/31/2006 04:19 PM ----



03/31/2006 04:06 PM

To CouncilPacket/Notes@Notes

cc Mark D Bowen/Notes@Notes

Subject RFI/Eschliman/Council

Tammy, here is the one from Robin. And Wynn would like this one to go out to Council members today, also. Thank you so much for doing this at the absolute last minute. Excuse the goofy formatting at the beginning of the PDF. Wanted to get it over to you asap.



BU060331-2.pdf

Kristi Nydahl Administrative Secretary City of Lincoln, Urban Development Department (402) 441-8206 phone (402) 441-8711 fax "Robin Eschliman" <reschliman@naifmarealty.com>

03/24/2006 10:14 PM

To <whjermstad@ci.lincoln.ne.us> cc Subject

Questions on Kinport

Robin,

Below is your e-mail regarding the Northeast Police Team Station and NE printer redevelopment site. Given the number of questions you had, we felt it best to respond to this as a Request for Information (RFI). Answers are indicated within the text of your memo, below, in bold italics.

wynn

Hi Wynn, I have several questions below about the costs associated with this project. It would probably be easier to understand if you could reply in the body of the e-mail with colored font or italics. Our fact sheet indicated the following:

\$388,015 for TIF \$92,000 for LPD Reappropriation -- What does this mean? and \$295,000 for land acquisition \$775,015

As I understand it, LPD "reappropriates" dollars from one fund to another at the end of the fiscal year, i.e., funds are transferred that were saved in one area to another area/fund that has funding needs.

Exhibit F in the Resolution states:

*\$325,449 for Acquisition and Demolition of Northeast Printer. Which combination of the above funds is being used for this?

Advanced land acquisition and TIF.

*\$393,843 to buy down the NE team LPD lease--Does this mean we are breaking a lease? Which of the above combination of funds is being used for this?

No, we are entering into a lease. With the amount of special use items needed by a police station, buying down the lease allows us to make the lease affordable. The source of buy down funds is TIF and LPD Repropriations.

*\$55,723 for Site improvements/environmental audits/power line burial/Public something. Which of the above numbers are being used for this?

TIF

What is the breakdown for the cost to relocate the LES overhead lines? Which of the above funds is being used for this?

Total cost is \$60,000. The developer will pay for \$40,000 and the City the remaining \$20,000. Source of funds for the City is TIF.

What is the breakdown in the cost for the environmental testing? I believe the Northeast Printer building had environmental issues when it was listed on the market for sale. What is it going to cost the City to remediate those? Which of the above funds would be used for this?

Total cost for the environmental testing and asbestos removal was \$20,000. Given the use of the building, we anticipated considerable environmental issues that would have to be remediated. However, results of the Phase II testing revealed no remediation was necessary.

Resolution, IV-402.1 What is the purchase price of the Kinport Property as compared to the Boot price? Is it \$295,000?

I'm not sure I understand your question. The total Kinport paid for the property they own is \$508,000; the City purchased the NE Printer site for \$295,000; and the boot price (The net exchange of land for assembling the area, payable to Kinport at closing) is \$393,843.

Resolution, 407.2: Which of the above funds are being used for the appraisal?

TIF.

Resolution, 802: A (acquisition of City Property), B (Demo and prep of City property), C (Acquisition of Kinport Property), F (Improvements to 49th Street). Which of the above funds or combination of funds are being used for each one of these items?

Land Acquisition = Advanced Land Acquisition fund; all the remaining costs are TIF

The additional question you e-mailed to me today, March 31, pertained to construction costs. Those costs are paid by the developer privately and have not been bid yet.

Robin Eschliman



To Council Members,

CC

bcc

Subject Fw: March Sales tax reports

City Council Members,

The following email arrived too late for the packet, therefore forwarding to you.

I have made hard copy of each of the PDF's below and they are in your packets.

Tammy will add this item on the Addendum Monday.

Thanks, Mary

Mary M. Meyer, Clerk Lancaster County Board/Lincoln City Council (402) 441-7447 County (402) 441-7515 City

---- Forwarded by Mary M Meyer/Notes on 03/30/2006 02:38 PM ----

Steve D Hubka/Notes

03/30/2006 02:33 PM

To CouncilPacket/Notes@Notes

CC

Subject March Sales tax reports

Attached are the March sales tax reports representing January sales.









BFb060330-1.pdf BFb060330-2.pdf BFb060330-3.pdf BFb060330-4.pdf

Actual Compared to Projected Sales Tax Collections

			VARIANCE		
	2005-06	2005-06	FROM	\$ CHANGE	% CHANGE
	PROJECTED	ACTUAL	PROJECTED	FR. 04-05	FR. 04-05
SEPTEMBER	\$4,521,210	\$4,549,328	\$28,118	\$37,025	0.82%
OCTOBER	\$4,738,362	\$4,464,503	(\$273,859)	(\$76,968)	-1.69%
NOVEMBER	\$4,743,930	\$4,625,303	(\$118,627)	\$39,042	0.85%
DECEMBER	\$4,420,986	\$4,505,085	\$84,099	\$330,257	7.91%
JANUARY	\$4,632,570	\$4,073,189	(\$559,381)	\$30,145	0.75%
FEBRUARY	\$5,740,599	\$5,724,498	(\$16,101)	\$31,981	0.56%
MARCH	\$4,191,410	\$4,082,038	(\$109,372)	\$22,404	0.55%
APRIL	\$3,957,554				
MAY	\$4,620,145				
JUNE	\$4,464,241				
JULY	\$4,536,625				
AUGUST	\$4,837,297				
TOTAL	\$55,404,929	\$32,023,945	(\$965,122)	\$413,887	1.31%

CITY OF LINCOLN GROSS SALES TAX COLLECTIONS (WITH REFUNDS ADDED BACK IN) 2000-2001 THROUGH 2005-2006

	CTTIAL		TATERY	Committee	% CHG.	A Canal VI	% CHG.	CTITAL	% CHG.
	2000-2001	2001-2002	ACTUAL 2002-2003	ACTUAL 2003-2004	YEAR	2004-2005	YEAR	2005-2006	YEAR
SEPTEMBER	\$3,758,935	\$3,844,150	\$4,239,938	\$4,453,875	5.05%	\$4,648,160	4.36%	\$4,630,210	-0.39%
OCTOBER	\$4,273,028	\$4,116,763	\$4,464,191	\$4,670,587	4.62%	\$4,706,690	0.77%	\$4,823,369	2.48%
NOVEMBER	\$4,060,765	\$4,125,824	\$4,407,744	\$4,526,166	2.69%	\$4,687,792	3.57%	\$4,799,275	2.38%
DECEMBER	\$3,824,569	\$3,855,906	\$4,034,958	\$4,314,111	6.92%	\$4,500,338	4.32%	\$4,511,403	0.25%
JANUARY	\$3,968,572	\$4,140,990	\$4,046,633	\$4,335,924	7.15%	\$4,264,010	-1.66%	\$4,342,902	1.85%
FEBRUARY	\$4,895,886	\$4,982,568	\$5,224,986	\$5,531,405	5.86%	\$6,086,841	10.04%	\$5,797,893	-4.75%
MARCH	\$3,731,090	\$3,908,567	\$4,076,943	\$3,980,041	-2.38%	\$4,158,874	4.49%	\$4,247,908	2.14%
APRIL	\$3,126,694	\$3,641,403	\$3,711,803	\$3,889,388	4.78%	\$4,097,988	5.36%		
MAY	\$4,061,857	\$3,949,873	\$4,184,028	\$4,602,788	10.01%	\$4,730,317	2.77%		
JUNE	\$3,741,325	\$3,856,119	\$4,169,550	\$4,599,245	10.31%	\$4,557,735	-0.90%		
JULY	\$3,804,895	\$4,033,350	\$4,105,554	\$4,391,257	6.96%	\$4,519,466	2.92%		
AUGUST	\$4,093,476	\$4,231,174	\$4,402,156	\$4,893,438	11.16%	\$4,803,665	-1.83%		TAN THE PROPERTY OF THE PROPER
TOTAL	\$47,341,091	\$48,686,688	\$51,068,484	\$54,188,225	6.11%	\$55,761,877	2.90%	\$33,152,960	0.30%
									Year to date us

Year to date vs. previous year

Page 1

CITY OF LINCOLN SALES TAX REFUNDS 2000-2001 THROUGH 2005-2006

	ACTUAL 2000-2001	ACTUAL 2001-2002	ACTUAL 2002-2003	ACTUAL 2003-2004	% CHG. FR. PRIOR YEAR	ACTUAL 2004-2005	% CHG. FR. PRIOR YEAR	ACTUAL 2005-2006	% CHG. FR. PRIOR YEAR
SEPTEMBER	(\$472,215)	(\$646,545)	(\$48,531)	(\$69,997)	44.23%	(\$135,858)	94.09%	(\$80,882)	-40.47%
OCTOBER	(\$127,363)	(\$379,290)	(\$64,605)	(\$110,193)	70.56%	(\$165,219)	49.94%	(\$358,866)	117.21%
NOVEMBER	(\$448,872)	(\$132,336)	(\$134,088)	(\$219,454)	63.66%	(\$101,531)	-53.73%	(\$173,972)	71.35%
DECEMBER	(\$193,085)	(\$240,014)	(\$177,459)	(\$390,445)	120.02%	(\$325,510)	-16.63%	(\$6,319)	-98.06%
JANUARY	(\$352,999)	(\$74,082)	(\$306,467)	(\$59,315)	-80.65%	(\$220,967)	272.53%	(\$269,713)	22.06%
FEBRUARY	(\$115,206)	(\$509,277)	(\$61,404)	(\$323,218)	426.38%	(\$394,324)	22.00%	(\$73,395)	-81.39%
MARCH	(\$303,779)	(\$428,507)	(\$17,601)	(\$22,759)	29.30%	(\$99,240)	336.05%	(\$165,869)	67.14%
APRIL	(\$478,438)	(\$333,878)	(\$281,861)	(\$199,018)	-29.39%	(\$69,900)	-64.88%	(\$196,682)	181.38%
MAY	(\$79,461)	(\$176,292)	(\$275,081)	(\$155,787)	-43.37%	(\$122,283)	-21.51%		
JUNE	(\$47,618)	(\$127,168)	(\$138,914)	(\$194,593)	40.08%	(\$34,811)	-82.11%		
JULY	(\$235,932)	(\$181,863)	(\$563,339)	(\$42,086)	-92.53%	(\$162,998)	287.30%		
AUGUST	\$0	(\$63,949)	(\$341,868)	(\$531,884)	55.58%	(\$148,028)	-72.17%	HE THE OLD AND THE	Topological action and action and action and action and action action and action actio
TOTAL	(\$2,854,968)	(\$2,854,968) (\$3,293,201) (\$2,411,218)	(\$2,411,218)	(\$2,318,751)	-3.83%	(\$1,980,668)	-14.58%	(\$1,325,698)	-12.35%
						TO THE PARTY OF TH			Von to data in

Year to date vs. previous year

Page 2

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CITY OF LINCOLN NET SALES TAX COLLECTIONS 2000-2001 THROUGH 2005-2006

	TOTAL	AUGUST	YULY	JUNE	MAY	APRIL	MARCH	FEBRUARY	JANUARY	DECEMBER	NOVEMBER	OCTOBER	SEPTEMBER	
	\$44,486,126	\$4,093,476	\$3,568,964	\$3,693,707	\$3,982,395	\$2,648,256	\$3,427,311	\$4,780,680	\$3,615,574	\$3,631,485	\$3,611,894	\$4,145,665	\$3,286,720	ACTUAL 2000-2001
	\$45,393,489	\$4,167,224	\$3,851,488	\$3,728,951	\$3,773,581	\$3,307,525	\$3,480,060	\$4,473,291	\$4,066,908	\$3,615,893	\$3,993,488	\$3,737,474	\$3,197,606	ACTUAL 2001-2002
	\$48,657,267	\$4,060,288	\$3,542,215	\$4,030,637	\$3,908,947	\$3,429,942	\$4,059,342	\$5,163,582	\$3,740,166	\$3,857,499	\$4,273,655	\$4,399,587	\$4,191,407	ACTUAL 2002-2003
***************************************	\$51,869,477	\$4,361,554	\$4,349,171	\$4,404,651	\$4,447,001	\$3,690,371	\$3,957,283	\$5,208,187	\$4,276,609	\$3,923,666	\$4,306,712	\$4,560,394	\$4,383,878	ACTUAL 2003-2004
	6.60%	7.42%	22.78%	9.28%	13.76%	7.59%	-2.51%	0.86%	14.34%	1.72%	0.77%	3.66%	4.59%	% CHG. FROM PR. YEAR
	\$53,781,209	\$4,655,637	\$4,356,468	\$4,522,924	\$4,608,034	\$4,028,088	\$4,059,634	\$5,692,517	\$4,043,044	\$4,174,828	\$4,586,261	\$4,541,471	\$4,512,303	ACTUAL 2004-2005
	3.69%	6.74%	0.17%	2.69%	3.62%	9.15%	2.59%	9.30%	-5.46%	6.40%	6.49%	-0.41%	2.93%	% CHG. FROM PR. YEAR
	\$32,023,945						\$4,082,038	\$5,724,498	\$4,073,189	\$4,505,085	\$4,625,303	\$4,464,503	\$4,549,328	ACTUAL 2005-2006
Year to date vs.	1.31%	Assumed/Assessed and a second a					0.55%	0.56%	0.75%	7.91%	0.85%	-1.69%	0.82%	% CHG. FROM PR. YEAR

Year to date vs. previous year

Page 3

RELAXION SINA

To CouncilPacket/Notes@Notes

04/03/2006 08:14 AM

CC

bcc

Subject Fw: InterLinc: Council Feedback

---- Forwarded by Tammy J Grammer/Notes on 04/03/2006 08:19 AM -----



DO NOT REPLY to this-InterLinc <none@lincoln.ne.gov> 04/02/2006 09:45 PM

To General Council <council@lincoln.ne.gov>

CC

Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for

General Council

Name: Wayne and Marlene "Marny" Janssen

Address: 9200 Merryvale Drive City: Lincoln, NE 68526

Phone:

488-6620

Fax:

Email: TF121469@hotmail.com

Comment or Question: Lincoln City Council:

(Note to Ken Svoboda - We enjoyed visiting with you last Tuesday about the disorderly house ordinance. Thank you for faxing us a copy of the proposed ordinance.)

We understand the frustration of certain neighborhoods concerning "party" houses but as we stated, punishing the landlord/owner with the threat of jail time is extreme.

We have read the proposed ordinance and the term "knowingly" on page 2 line 5 which is supposed to ease our minds does not. Without a definition of what knowingly means I, as a landlord, am still potentially guilty just because a party happened. I suppose I could have known since I rented to college kids, which I can not by law discriminate against. Perhaps I am deemed to know because I did not patrol my rental house each night to see if parties are occuring.

If the term knowingly is to mean anything your ordinance should contain some standard such as a notice by certified mail from the police that a citation has been issued to a tenant. Then I am on notice and can potentially be held to some kind of duty to act to avoid the problem in the future.

The fact that the existing ordinance already includes owners makes it all but impossible to alter the language to remove owners at this time. I trust my comments will make you consider including a specific notice provision to make the ordinance state what you assume it means.

The ordinance as it stands in relation to my liability as an owner of rental property could be compared to causing you to be criminally liable for your child's disorderly conduct. It is socially acceptable and encouraged for you to have children as it is for me to make homes available to those who can not afford them on their own. Should I be punished for my act of renting a house any more than you should be punished for having children?

If "knowingly" is supposed to protect me then make sure that if I am prosecuted that it is because I "knowingly" committed the act not that I chose to leave police work to the police.

Thank you for considering my thoughts on this subject.

Wayne and Marny Janssen

To CouncilPacket/Notes@Notes

04/03/2006 08:30 AM

CC

bcc

Subject Fw: South Street Property Hearing

---- Forwarded by Tammy J Grammer/Notes on 04/03/2006 08:35 AM -----

Tammy J Grammer/Notes

04/03/2006 08:28 AM

- To "Sarah Bauman" <sarahweilbauman@hotmail.com>
- cc bedwards@neb.rr.co, cathy_beecham@yahoo.com, cdevries@unlnotes.unl.edu, christyaggens@hotmail.com, council@ci.lincoln.ne.us, debbiet77@earthlink.net, dethoene@earthlink.net, djones@baylorlaw.com, dkjar@inetnebr.com, gmccown@neb.rr.com, heidiuhing@hotmail.com, jbrazda@lps.org, jcjc@navix.net, kate.marley@doane.edu, kwdubas@navix.net, melissa@landisarts.com, mwatt@ips.org, rganim@unlnotes.unl.edu, rpoggenpohl@aol.com, sarahweilbauman@hotmail.com, sbaird@tabs3.com, scottbaird@aya.yale.edu, srybacarpediem@yahoo.com, think@neb.rr.com, tmarley@math.unl.edu, williamc@team-national.com

williamc@team-national.com

Subject Re: South Street Property Hearing

Dear Sarah Bauman: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer City Council Office 555 South 10th Street Lincoln, NE 68508

Phone: 402-441-6867 Fax: 402-441-6533

e-mail: tgrammer@lincoln.ne.gov

"Sarah Bauman" <sarahweilbauman@hotmail.com>



"Sarah Bauman" <sarahweilbauman@hotmail.c om>

03/31/2006 11:54 AM

To council@ci.lincoln.ne.us

cc bedwards@neb.rr.co, cathy_beecham@yahoo.com, cdevries@unlnotes.unl.edu, christyaggens@hotmail.com, debbiet77@earthlink.net, dethoene@earthlink.net, djones@baylorlaw.com, dkjar@inetnebr.com, gmccown@neb.rr.com, heidiuhing@hotmail.com, jbrazda@lps.org, jcjc@navix.net, kate.marley@doane.edu, kwdubas@navix.net, melissa@landisarts.com, mwatt@lps.org, rganim@unlnotes.unl.edu, rpoggenpohl@aol.com, sarahweilbauman@hotmail.com, sbaird@tabs3.com, scottbaird@aya.yale.edu, srybacarpediem@yahoo.com, think@neb.rr.com, tmarley@math.unl.edu, williamc@team-national.com

Subject South Street Property Hearing

2 1



City Council Members,

I write you as a concerned resident of the Near South and of Lincoln. I have the privilege of representing the NSNA board at the South Street Business meetings and am familiar with the goals of the architects and participating groups to encourage foot traffic and local businesses to have an accessible "boutique" business area for the neighborhoods. The NS neighborhood is not only one of Lincoln's oldest and most historic but also historically mistreated and scarred by thoughtless building and planning. At last you enacted restrictions this past year. Thank you. We need to maintain the integrity of the area and not let it fade into a generic blight of national brands and generic ugliness.

So, as I understand that Speedway properties wants to bring in a DRIVE THROUGH Starbucks, I cannot find this acceptable to encouraging proper use of the area.

Thank you for your time on this and all issues. Thank you for your consideration of my views.

Sincerely, Sarah Bauman

04/03/2006 08:28 AM

To CouncilPacket/Notes@Notes

CC

bcc

Subject Fw: South Street Property Hearing

---- Forwarded by Tammy J Grammer/Notes on 04/03/2006 08:34 AM ----



"williamc" <williamc@team-national.com

03/31/2006 02:30 PM

- To "Sarah Bauman" <sarahweilbauman@hotmail.com>, <council@ci.lincoln.ne.us>
- cc <bedwards@neb.rr.co>, <cathy_beecham@yahoo.com>, <cdevries@unlnotes.unl.edu>, <christyaggens@hotmail.com>, <debbiet77@earthlink.net>, <dethoene@earthlink.net>, <djones@baylorlaw.com>, <dkjar@inetnebr.com>, <gmccown@neb.rr.com>, <heidiuhing@hotmail.com>, <jbrazda@lps.org>, <jcjc@navix.net>, <kate.marley@doane.edu>, <kwdubas@navix.net>, <melissa@landisarts.com>, <mwatt@lps.org>, <rganim@unlnotes.unl.edu>, <rpoggenpohl@aol.com>, <sarahweilbauman@hotmail.com>, <sbaird@tabs3.com>, <scottbaird@aya.yale.edu>, <srybacarpediem@yahoo.com>,

<think@neb.rr.com>, <tmarley@math.unl.edu>
Subject Re: South Street Property Hearing

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Sarah, Thanks for copying everyone on this. Has this been approved by the
Planning Commission yet? Keep us posted. William
---- Original Message ----
From: "Sarah Bauman" <sarahweilbauman@hotmail.com>
To: <council@ci.lincoln.ne.us>
Cc: <bedwards@neb.rr.co>; <cathy beecham@yahoo.com>;
<cdevries@unlnotes.unl.edu>; <christyaggens@hotmail.com>;
<debbiet77@earthlink.net>; <dethoene@earthlink.net>; <djones@baylorlaw.com>;
<dkiar@inetnebr.com>; <gmccown@neb.rr.com>; <heidiuhing@hotmail.com>;
<jbrazda@lps.org>; <jcjc@navix.net>; <kate.marley@doane.edu>;
<kwdubas@navix.net>; <melissa@landisarts.com>; <mwatt@lps.org>;
<rganim@unlnotes.unl.edu>; <rpoggenpohl@aol.com>;
<sarahweilbauman@hotmail.com>; <sbaird@tabs3.com>;
<scottbaird@aya.yale.edu>; <srybacarpediem@yahoo.com>; <think@neb.rr.com>;
<tmarley@math.unl.edu>; <williamc@team-national.com>
Sent: Friday, March 31, 2006 11:54 AM
Subject: South Street Property Hearing
> City Council Members,
> I write you as a concerned resident of the Near South and of Lincoln.
> have the privilege of representing the NSNA board at the South Street
> Business meetings and am familiar with the goals of the architects and
> participating groups to encourage foot traffic and local businesses to
> have an accessible "boutique" business area for the neighborhoods. The NS
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> also historically mistreated and scarred by thoughtless building and
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> THROUGH Starbucks, I cannot find this acceptable to encouraging proper use
> of the area.
>
> Thank you for your time on this and all issues. Thank you for your
> consideration of my views.
> Sincerely,
> Sarah Bauman
>
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2,)